Index Page

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2013-14

Director of Bureau : Secretary for Development
Session No. : 9
File Name : DEVB(PL)-2-e1.doc

Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.
DEVB(PL)001	2769	DEVB(PL)041	2598	DEVB(PL)081	2371
DEVB(PL)002	2804	DEVB(PL)042	1770	DEVB(PL)082	2372
DEVB(PL)003	2809	DEVB(PL)043	1771	DEVB(PL)083	0511
DEVB(PL)004	2812	DEVB(PL)044	1595	DEVB(PL)084	2153
DEVB(PL)005	2941	DEVB(PL)045	1603	DEVB(PL)085	0758
DEVB(PL)006	3170	DEVB(PL)046	1605	DEVB(PL)086	0263
DEVB(PL)007	0862	DEVB(PL)047	1606	DEVB(PL)087	0350
DEVB(PL)008	0864	DEVB(PL)048	1619	DEVB(PL)088	0620
DEVB(PL)009	0809	DEVB(PL)049	1920	DEVB(PL)089	0902
DEVB(PL)010	0896	DEVB(PL)050	0551	DEVB(PL)090	0903
DEVB(PL)011	1696	DEVB(PL)051	0554	DEVB(PL)091	0904
DEVB(PL)012	1697	DEVB(PL)052	0831	DEVB(PL)092	0905
DEVB(PL)013	3061	DEVB(PL)053	0833	DEVB(PL)093	0906
DEVB(PL)014	3062	DEVB(PL)054	0834	DEVB(PL)094	0907
DEVB(PL)015	2046	DEVB(PL)055	0835	DEVB(PL)095	1434
DEVB(PL)016	2047	DEVB(PL)056	0836	DEVB(PL)096	1452
DEVB(PL)017	2048	DEVB(PL)057	0837	DEVB(PL)097	1459
DEVB(PL)018	2370	DEVB(PL)058	0838	DEVB(PL)098	2485
DEVB(PL)019	0432	DEVB(PL)059	0094	DEVB(PL)099	3227
DEVB(PL)020	0816	DEVB(PL)060	0095	DEVB(PL)100	0672
DEVB(PL)021	2343	DEVB(PL)061	0097	DEVB(PL)101	3038
DEVB(PL)022	2344	DEVB(PL)062	0098	DEVB(PL)102	3039
DEVB(PL)023	2345	DEVB(PL)063	0099	DEVB(PL)103	0595
DEVB(PL)024	2346	DEVB(PL)064	2292	DEVB(PL)104	2295
DEVB(PL)025	2347	DEVB(PL)065	2413	DEVB(PL)105	2296
DEVB(PL)026	2354	DEVB(PL)066	2414	DEVB(PL)106	2297
DEVB(PL)027	2969	DEVB(PL)067	2415	DEVB(PL)107	2299
DEVB(PL)028	2988	DEVB(PL)068	2232	DEVB(PL)108	2301
DEVB(PL)029	2993	DEVB(PL)069	2233	DEVB(PL)109	2303
DEVB(PL)030	2994	DEVB(PL)070	2234	DEVB(PL)110	2315
DEVB(PL)031	3002	DEVB(PL)071	2178	DEVB(PL)111	2318
DEVB(PL)032	3141	DEVB(PL)072	2813	DEVB(PL)112	1665
DEVB(PL)033	1268	DEVB(PL)073	2814	DEVB(PL)113	1666
DEVB(PL)034	2904	DEVB(PL)074	3172	DEVB(PL)114	1668
DEVB(PL)035	1023	DEVB(PL)075	0806	DEVB(PL)115	3166
DEVB(PL)036	0944	DEVB(PL)076	1689	DEVB(PL)116	0161
DEVB(PL)037	1725	DEVB(PL)077	2863	DEVB(PL)117	0162
DEVB(PL)038	2561	DEVB(PL)078	2011	DEVB(PL)118	0163
DEVB(PL)039	2562	DEVB(PL)079	2012	DEVB(PL)119	1415
DEVB(PL)040	2262	DEVB(PL)080	2369	DEVB(PL)120	2381

Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.
DEVB(PL)121	2228	DEVB(PL)171	2305	DEVB(PL)221	5193
DEVB(PL)122	2242	DEVB(PL)172	2306	DEVB(PL)222	5329
DEVB(PL)123	2243	DEVB(PL)173	2319	DEVB(PL)223	4063
DEVB(PL)124	3208	DEVB(PL)174	0585	DEVB(PL)224	3492
DEVB(PL)125	0083	DEVB(PL)175	0586	DEVB(PL)225	4970
DEVB(PL)126	1711	DEVB(PL)176	0587	DEVB(PL)226	3688
DEVB(PL)127	1726	DEVB(PL)177	2811	DEVB(PL)227	3705
DEVB(PL)128	1799	DEVB(PL)178	1701	DEVB(PL)228	4314
DEVB(PL)129	2600	DEVB(PL)179	2020	DEVB(PL)229	4315
DEVB(PL)130	0309	DEVB(PL)180	2021	DEVB(PL)230	4316
DEVB(PL)131	2229	DEVB(PL)181	2051	DEVB(PL)231	4317
DEVB(PL)132	2805	DEVB(PL)182	1883	DEVB(PL)232	4318
DEVB(PL)133	2806	DEVB(PL)183	2366	DEVB(PL)233	4328
DEVB(PL)134	2810	DEVB(PL)184	2342	DEVB(PL)234	4329
DEVB(PL)135	3171	DEVB(PL)185	3049	DEVB(PL)235	4330
DEVB(PL)136	0076	DEVB(PL)186	1538	DEVB(PL)236	4331
DEVB(PL)137	2942	DEVB(PL)187	0924	DEVB(PL)237	4450
DEVB(PL)138	1700	DEVB(PL)188	1722	DEVB(PL)238	4451
DEVB(PL)139	2049	DEVB(PL)189	1723	DEVB(PL)239	4452
DEVB(PL)140	0845	DEVB(PL)190	1724	DEVB(PL)240	4453
DEVB(PL)141	2332	DEVB(PL)191	1446	DEVB(PL)241	4457
DEVB(PL)142	2334	DEVB(PL)192	1448	DEVB(PL)242	4458
DEVB(PL)143	2335	DEVB(PL)193	0153	DEVB(PL)243	4459
DEVB(PL)144	3158	DEVB(PL)194	1155	DEVB(PL)244	4460
DEVB(PL)145	1094	DEVB(PL)195	1618	DEVB(PL)245	4461
DEVB(PL)146	1095	DEVB(PL)196	1909	DEVB(PL)246	4462
DEVB(PL)147	1712	DEVB(PL)197	1930	DEVB(PL)247	4463
DEVB(PL)148	1719	DEVB(PL)198	1931	DEVB(PL)248	4464
DEVB(PL)149	1720	DEVB(PL)199	1932	DEVB(PL)249	4465
DEVB(PL)150	1458	DEVB(PL)200	1851	DEVB(PL)250	4466
DEVB(PL)151	0156	DEVB(PL)201	0556	DEVB(PL)251	4467
DEVB(PL)152	1150	DEVB(PL)202	0325	DEVB(PL)252	4468
DEVB(PL)153	1151	DEVB(PL)203	0326	DEVB(PL)253	4469
DEVB(PL)154	0260	DEVB(PL)204	2294	DEVB(PL)254	4470
DEVB(PL)155	1611	DEVB(PL)205	1326	DEVB(PL)255	3754
DEVB(PL)156	1620	DEVB(PL)206	1328	DEVB(PL)256	3756
DEVB(PL)157	1621	DEVB(PL)207	1329	DEVB(PL)257	3621
DEVB(PL)158	1622	DEVB(PL)208	1331	DEVB(PL)258	3633
DEVB(PL)159	1924	DEVB(PL)209	2230	DEVB(PL)259	3634
DEVB(PL)160	1925	DEVB(PL)210	2231	DEVB(PL)260	3644
DEVB(PL)161	1926	DEVB(PL)211	4842	DEVB(PL)261	3539
DEVB(PL)162	0832	DEVB(PL)212	4843	DEVB(PL)262	5458
DEVB(PL)163	0147	DEVB(PL)213	4844	DEVB(PL)263	4507
DEVB(PL)164	0148	DEVB(PL)214	4845	DEVB(PL)264	3540
DEVB(PL)165	0149	DEVB(PL)215	4846	DEVB(PL)265	3541
DEVB(PL)166	0318	DEVB(PL)216	4847	DEVB(PL)266	3553
DEVB(PL)167	0319	DEVB(PL)217	4848	DEVB(PL)267	3569
DEVB(PL)168	0320	DEVB(PL)218	4849	DEVB(PL)268	3572
DEVB(PL)169	0323	DEVB(PL)219	5334	DEVB(PL)269	4586
DEVB(PL)170	0324	DEVB(PL)220	5192	DEVB(PL)270	4588

Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.
DEVB(PL)271	4589	DEVB(PL)297	4920	DEVB(PL)323	4393
DEVB(PL)272	4610	DEVB(PL)298	4263	DEVB(PL)324	4394
DEVB(PL)273	4221	DEVB(PL)299	4605	DEVB(PL)325	3645
DEVB(PL)274	4222	DEVB(PL)300	3731	DEVB(PL)326	5472
DEVB(PL)275	4223	DEVB(PL)301	5448	DEVB(PL)327	5023
DEVB(PL)276	4224	DEVB(PL)302	4228	DEVB(PL)328	4799
DEVB(PL)277	4225	DEVB(PL)303	4229	DEVB(PL)329	4800
DEVB(PL)278	4226	DEVB(PL)304	4230	DEVB(PL)330	4801
DEVB(PL)279	4227	DEVB(PL)305	4720	DEVB(PL)331	4802
DEVB(PL)280	4831	DEVB(PL)306	4722	DEVB(PL)332	4803
DEVB(PL)281	5156	DEVB(PL)307	4723	DEVB(PL)333	4804
DEVB(PL)282	3622	DEVB(PL)308	4725	DEVB(PL)334	4805
DEVB(PL)283	3623	DEVB(PL)309	4728	DEVB(PL)335	4807
DEVB(PL)284	3624	DEVB(PL)310	4729	DEVB(PL)336	4830
DEVB(PL)285	3625	DEVB(PL)311	4731	DEVB(PL)337	4911
DEVB(PL)286	3626	DEVB(PL)312	5199	DEVB(PL)338	5115
DEVB(PL)287	3627	DEVB(PL)313	5322	DEVB(PL)339	5194
DEVB(PL)288	3628	DEVB(PL)314	5325	DEVB(PL)340	5197
DEVB(PL)289	3629	DEVB(PL)315	5328	DEVB(PL)341	5198
DEVB(PL)290	4139	DEVB(PL)316	4548	DEVB(PL)342	5333
DEVB(PL)291	3556	DEVB(PL)317	4387	DEVB(PL)343	4960
DEVB(PL)292	3557	DEVB(PL)318	4388	DEVB(PL)344	3660
DEVB(PL)293	3570	DEVB(PL)319	4389	DEVB(PL)345	4732
DEVB(PL)294	4915	DEVB(PL)320	4390	DEVB(PL)346	5486
DEVB(PL)295	4918	DEVB(PL)321	4391		
DEVB(PL)296	4919	DEVB(PL)322	4392		

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2013-14

Director of Bureau : Secretary for Development
Session No. : 9

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)001	2769	CHAN Chi-chuen	138	(2) Buildings, Lands and Planning
DEVB(PL)002	2804	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)003	2809	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)004	2812	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)005	2941	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)006	3170	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)007	0862	CHAN Han-pan	138	(2) Buildings, Lands and Planning
DEVB(PL)008	0864	CHAN Han-pan	138	(2) Buildings, Lands and Planning
DEVB(PL)009	0809	CHAN Kam-lam	138	(2) Buildings, Lands and Planning
DEVB(PL)010	0896	CHAN Kin-por	138	(2) Buildings, Lands and Planning
DEVB(PL)011	1696	CHAN Wai-yip, Albert	138	(2) Buildings, Lands and Planning
DEVB(PL)012	1697	CHAN Wai-yip, Albert	138	(2) Buildings, Lands and Planning
DEVB(PL)013	3061	CHAN Yuen-han	138	(2) Buildings, Lands and Planning
DEVB(PL)014	3062	CHAN Yuen-han	138	(2) Buildings, Lands and Planning
DEVB(PL)015	2046	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)016	2047	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)017	2048	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)018	2370	CHIANG Lai-wan	138	(2) Buildings, Lands and Planning
DEVB(PL)019	0432	CHUNG Shu-kun, Christopher	138	(2) Buildings, Lands and Planning
DEVB(PL)020	0816	CHUNG Shu-kun, Christopher	138	(2) Buildings, Lands and Planning
DEVB(PL)021	2343	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)022	2344	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)023	2345	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)024	2346	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)025	2347	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)026	2354	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)027	2969	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)028	2988	FUNG Kin-kee, Frederick	138	(2) Buildings, Lands and Planning
DEVB(PL)029	2993	FUNG Kin-kee, Frederick	138	(2) Buildings, Lands and Planning
DEVB(PL)030	2994	FUNG Kin-kee, Frederick	138	(1) Director of Bureau's Office
DEVB(PL)031	3002	FUNG Kin-kee, Frederick	138	(2) Buildings, Lands and Planning
DEVB(PL)032	3141	FUNG Kin-kee, Frederick	138	(2) Buildings, Lands and Planning
DEVB(PL)033	1268	HO Sau-lan, Cyd	138	(2) Buildings, Lands and Planning
DEVB(PL)034	2904	IP Kwok-him	138	(2) Buildings, Lands and Planning
DEVB(PL)035	1023	LAM Kin-fung, Jeffrey	138	(2) Buildings, Lands and Planning
DEVB(PL)036	0944	LEONG Kah-kit, Alan	138	(2) Buildings, Lands and Planning
DEVB(PL)037	1725	LEUNG Che-cheung	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)038	2561	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)039	2562	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)040	2262	LIAO Cheung-kong, Martin	138	(2) Buildings, Lands and Planning
DEVB(PL)041	2598	MA Fung-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)042	1770	MO, Claudia	138	(2) Buildings, Lands and Planning
DEVB(PL)043	1771	MO, Claudia	138	(2) Buildings, Lands and Planning
DEVB(PL)044	1595	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)045	1603	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)046	1605	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)047	1606	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)048	1619	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)049	1920	TIEN Pei-chun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)050	0551	TO Kun-sun, James	138	(1) Director of Bureau's Office
DEVB(PL)051	0554	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)052	0831	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)053	0833	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)054	0834	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)055	0835	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)056	0836	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)057	0837	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)058	0838	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)059	0094	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)060	0095	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)061	0097	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)062	0098	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)063	0099	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)064	2292	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)065	2413	WONG Yuk-man	138	(2) Buildings, Lands and Planning
DEVB(PL)066	2414	WONG Yuk-man	138	(2) Buildings, Lands and Planning
DEVB(PL)067	2415	WONG Yuk-man	138	(2) Buildings, Lands and Planning
DEVB(PL)068	2232	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)069	2233	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)070	2234	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)071	2178	YIU Si-wing	138	(2) Buildings, Lands and Planning
DEVB(PL)072	2813	CHAN Hak-kan	82	(-) Buildings and Building Works
DEVB(PL)073	2814	CHAN Hak-kan	82	(-) Buildings and Building Works
DEVB(PL)074	3172	CHAN Hak-kan	82	(-) Buildings and Building Works
DEVB(PL)075	0806	CHAN Kam-lam	82	(-) Buildings and Building Works
DEVB(PL)076	1689	CHAN Wai-yip, Albert	82	(-) Buildings and Building Works
DEVB(PL)077	2863	CHAN Yuen-han	82	(-) Buildings and Building Works
DEVB(PL)078	2011	CHEUNG Chiu-hung, Fernando	82	(-) Buildings and Building Works
DEVB(PL)079	2012	CHEUNG Chiu-hung, Fernando	82	(-) Buildings and Building Works
DEVB(PL)080	2369	CHIANG Lai-wan	82	(-) Buildings and Building Works
DEVB(PL)081	2371	CHIANG Lai-wan	82	(-) Buildings and Building Works
DEVB(PL)082	2372	CHIANG Lai-wan	82	(-) Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)083	0511	HO Sau-lan, Cyd	82	(-) Buildings and Building Works
DEVB(PL)084	2153	KWOK Wai-keung	82	(-) Buildings and Building Works
DEVB(PL)085	0758	LAM Tai-fai	82	(-) Buildings and Building Works
DEVB(PL)086	0263	LAU Wong-fat	82	(-) Buildings and Building Works
DEVB(PL)087	0350	LAU Wong-fat	82	(-) Buildings and Building Works
DEVB(PL)088	0620	LEE Wai-king, Starry	82	(-) Buildings and Building Works
DEVB(PL)089	0902	LEONG Kah-kit, Alan	82	(-) Buildings and Building Works
DEVB(PL)090	0903	LEONG Kah-kit, Alan	82	(-) Buildings and Building Works
DEVB(PL)091	0904	LEONG Kah-kit, Alan	82	(-) Buildings and Building Works
DEVB(PL)092	0905	LEONG Kah-kit, Alan	82	(-) Buildings and Building Works
DEVB(PL)093	0906	LEONG Kah-kit, Alan	82	(-) Buildings and Building Works
DEVB(PL)094	0907	LEONG Kah-kit, Alan	82	(-) Buildings and Building Works
DEVB(PL)095	1434	LO Wai-kwok	82	(-) Buildings and Building Works
DEVB(PL)096	1452	LO Wai-kwok	82	(-) Buildings and Building Works
DEVB(PL)097	1459	LO Wai-kwok	82	(-) Buildings and Building Works
DEVB(PL)098	2485	MA Fung-kwok	82	(-) Buildings and Building Works
DEVB(PL)099	3227	MAK Mei-kuen, Alice	82	(-) Buildings and Building Works
DEVB(PL)100	0672	NG Leung-sing	82	(-) Buildings and Building Works
DEVB(PL)101	3038	TIEN Pei-chun, James	82	(-) Buildings and Building Works
DEVB(PL)102	3039	TIEN Pei-chun, James	82	(-) Buildings and Building Works
DEVB(PL)103	0595	TO Kun-sun, James	82	(-) Buildings and Building Works
DEVB(PL)104	2295	TSE Wai-chuen, Tony	82	(-) Buildings and Building Works
DEVB(PL)105	2296	TSE Wai-chuen, Tony	82	(-) Buildings and Building Works
DEVB(PL)106	2297	TSE Wai-chuen, Tony	82	(-) Buildings and Building Works
DEVB(PL)107	2299	TSE Wai-chuen, Tony	82	(-) Buildings and Building Works
DEVB(PL)108	2301	TSE Wai-chuen, Tony	82	(-) Buildings and Building Works
DEVB(PL)109	2303	TSE Wai-chuen, Tony	82	(-) Buildings and Building Works
DEVB(PL)110	2315	TSE Wai-chuen, Tony	82	(-) Buildings and Building Works
DEVB(PL)111	2318	TSE Wai-chuen, Tony	82	(-) Buildings and Building Works
DEVB(PL)112	1665	TSE Wai-chun, Paul	82	(-) Buildings and Building Works
DEVB(PL)113	1666	TSE Wai-chun, Paul	82	(-) Buildings and Building Works
DEVB(PL)114	1668	TSE Wai-chun, Paul	82	(-) Buildings and Building Works
DEVB(PL)115	3166	TSE Wai-chun, Paul	82	(-) Buildings and Building Works
DEVB(PL)116	0161	WONG Kwok-hing	82	(-) Buildings and Building Works
DEVB(PL)117	0162	WONG Kwok-hing	82	(-) Buildings and Building Works
DEVB(PL)118	0163	WONG Kwok-hing	82	(-) Buildings and Building Works
DEVB(PL)119	1415	WONG Kwok-kin	82	(-) Buildings and Building Works
DEVB(PL)120	2381	WONG Yuk-man	82	(-) Buildings and Building Works
DEVB(PL)121	2228	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)122	2242	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)123	2243	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)124	3208	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)125	0083	CHAN Hak-kan	33	(3) Provision of Land and Infrastructure
DEVB(PL)126	1711	LEUNG Che-cheung	33	(3) Provision of Land and Infrastructure
DEVB(PL)127	1726	LEUNG Che-cheung	33	(3) Provision of Land and Infrastructure
DEVB(PL)128	1799	LEUNG Che-cheung	33	(3) Provision of Land and Infrastructure
DEVB(PL)129	2600	MA Fung-kwok	33	(3) Provision of Land and Infrastructure
DEVB(PL)130	0309	TANG Ka-piu	33	(3) Provision of Land and

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
				Infrastructure
DEVB(PL)131	2229	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)132	2805	CHAN Hak-kan	91	(1) Land Administration
DEVB(PL)133	2806	CHAN Hak-kan	91	(3) Legal Advice
DEVB(PL)134	2810	CHAN Hak-kan	91	(1) Land Administration
DEVB(PL)135	3171	CHAN Hak-kan	91	(1) Land Administration
DEVB(PL)136	0076	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)137	2942	CHAN Kam-lam	91	(1) Land Administration
DEVB(PL)138	1700	CHAN Wai-yip, Albert	91	(1) Land Administration
DEVB(PL)139	2049	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)140	0845	CHEUNG Kwok-che	91	(1) Land Administration
DEVB(PL)141	2332	FAN Kwok-wai, Gary	91	(1) Land Administration
DEVB(PL)142	2334	FAN Kwok-wai, Gary	91	(1) Land Administration
DEVB(PL)143	2335	FAN Kwok-wai, Gary	91	(1) Land Administration
DEVB(PL)144	3158	HO Sau-lan, Cyd	91	
DEVB(PL)145	1094	LAM Kin-fung, Jeffrey	91	(1) Land Administration
DEVB(PL)146	1095	LAM Kin-fung, Jeffrey	91	(1) Land Administration
DEVB(PL)147	1712	LEUNG Che-cheung	91	(1) Land Administration
DEVB(PL)148	1719	LEUNG Che-cheung	91	(1) Land Administration
DEVB(PL)149	1720	LEUNG Che-cheung	91	
DEVB(PL)150	1458	LO Wai-kwok	91	(1) Land Administration
DEVB(PL)151	0156	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)152	1150	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)153	1151	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)154	0260	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)155	1611	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)156	1620	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)157	1621	SHEK Lai-him, Abraham	91	(3) Legal Advice
DEVB(PL)158	1622	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)159	1924	TIEN Pei-chun, James	91	(1) Land Administration
DEVB(PL)160	1925	TIEN Pei-chun, James	91	(1) Land Administration
DEVB(PL)161	1926	TIEN Pei-chun, James	91	
DEVB(PL)162	0832	TO Kun-sun, James	91	(1) Land Administration
DEVB(PL)163	0147	TSE Wai-chuen, Tony	91	(1) Land Administration
DEVB(PL)164	0148	TSE Wai-chuen, Tony	91	(1) Land Administration
DEVB(PL)165	0149	TSE Wai-chuen, Tony	91	(2) Survey and Mapping
DEVB(PL)166	0318	TSE Wai-chuen, Tony	91	(1) Land Administration
DEVB(PL)167	0319	TSE Wai-chuen, Tony	91	(1) Land Administration
DEVB(PL)168	0320	TSE Wai-chuen, Tony	91	(2) Survey and Mapping
DEVB(PL)169	0323	TSE Wai-chuen, Tony	91	(2) Survey and Mapping
DEVB(PL)170	0324	TSE Wai-chuen, Tony	91	(1) Land Administration
DEVB(PL)171	2305	TSE Wai-chuen, Tony	91	(3) Legal Advice
DEVB(PL)172	2306	TSE Wai-chuen, Tony	91	(1) Land Administration
DEVB(PL)173	2319	TSE Wai-chuen, Tony	91	(1) Land Administration
DEVB(PL)174	0585	WONG Kwok-hing	91	

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)175	0586	WONG Kwok-hing	91	
DEVB(PL)176	0587	WONG Kwok-hing	91	
DEVB(PL)177	2811	CHAN Hak-kan	118	(2) District Planning
DEVB(PL)178	1701	CHAN Wai-yip, Albert	118	(1) Territorial Planning
DEVB(PL)179	2020	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning (2) District Planning
DEVB(PL)180	2021	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)181	2051	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)182	1883	CHEUNG Wah-fung, Christopher	118	(2) District Planning
DEVB(PL)183	2366	CHIANG Lai-wan	118	(2) District Planning
DEVB(PL)184	2342	FAN Kwok-wai, Gary	118	(1) Territorial Planning
DEVB(PL)185	3049	FAN Kwok-wai, Gary	118	(1) Territorial Planning
DEVB(PL)186	1538	KWOK Wai-keung	118	(4) Technical Services
DEVB(PL)187	0924	LEONG Kah-kit, Alan	118	(1) Territorial Planning (2) District Planning
DEVB(PL)188	1722	LEUNG Che-cheung	118	(1) Territorial Planning
DEVB(PL)189	1723	LEUNG Che-cheung	118	(2) District Planning
DEVB(PL)190	1724	LEUNG Che-cheung	118	(3) Town Planning Information Services
DEVB(PL)191	1446	LO Wai-kwok	118	(1) Territorial Planning
DEVB(PL)192	1448	LO Wai-kwok	118	(1) Territorial Planning
DEVB(PL)193	0153	MAK Mei-kuen, Alice	118	(2) District Planning
DEVB(PL)194	1155	MAK Mei-kuen, Alice	118	(2) District Planning
DEVB(PL)195	1618	SHEK Lai-him, Abraham	118	(1) Territorial Planning
DEVB(PL)196	1909	TIEN Pei-chun, James	118	(1) Territorial Planning
DEVB(PL)197	1930	TIEN Pei-chun, James	118	(1) Territorial Planning
DEVB(PL)198	1931	TIEN Pei-chun, James	118	(1) Territorial Planning
DEVB(PL)199	1932	TIEN Pei-chun, James	118	(2) District Planning
DEVB(PL)200	1851	TIEN Puk-sun, Michael	118	(1) Territorial Planning
DEVB(PL)201	0556	TO Kun-sun, James	118	(2) District Planning
DEVB(PL)202	0325	TSE Wai-chuen, Tony	118	(1) Territorial Planning
DEVB(PL)203	0326	TSE Wai-chuen, Tony	118	(2) District Planning
DEVB(PL)204	2294	TSE Wai-chuen, Tony	118	(2) District Planning
DEVB(PL)205	1326	WONG Kwok-kin	118	(1) Territorial Planning
DEVB(PL)206	1328	WONG Kwok-kin	118	
DEVB(PL)207	1329	WONG Kwok-kin	118	(2) District Planning
DEVB(PL)208	1331	WONG Kwok-kin	118	(2) District Planning
DEVB(PL)209	2230	WU Chi-wai	118	(1) Territorial Planning
DEVB(PL)210	2231	WU Chi-wai	118	(2) District Planning
DEVB(PL)211	4842	CHAN Ka-lok, Kenneth	138	(1) Director of Bureau's Office
DEVB(PL)212	4843	CHAN Ka-lok, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)213	4844	CHAN Ka-lok, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)214	4845	CHAN Ka-lok, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)215	4846	CHAN Ka-lok, Kenneth	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)216	4847	CHAN Ka-lok, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)217	4848	CHAN Ka-lok, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)218	4849	CHAN Ka-lok, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)219	5334	CHAN Ka-lok, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)220	5192	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)221	5193	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)222	5329	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)223	4063	CHEUNG Kwok-che	138	(2) Buildings, Lands and Planning
DEVB(PL)224	3492	CHEUNG Yu-yan, Tommy	138	(2) Buildings, Lands and Planning
DEVB(PL)225	4970	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)226	3688	HO Sau-lan, Cyd	138	(2) Buildings, Lands and Planning
DEVB(PL)227	3705	HO Sau-lan, Cyd	138	(2) Buildings, Lands and Planning
DEVB(PL)228	4314	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)229	4315	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)230	4316	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)231	4317	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)232	4318	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)233	4328	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)234	4329	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)235	4330	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)236	4331	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)237	4450	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)238	4451	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)239	4452	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)240	4453	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)241	4457	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)242	4458	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)243	4459	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)244	4460	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)245	4461	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)246	4462	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)247	4463	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)248	4464	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)249	4465	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)250	4466	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)251	4467	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)252	4468	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)253	4469	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)254	4470	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)255	3754	LAM Tai-fai	138	(1) Director of Bureau's Office
DEVB(PL)256	3756	LAM Tai-fai	138	(2) Buildings, Lands and Planning
DEVB(PL)257	3621	LEE Kok-long, Joseph	138	(2) Buildings, Lands and Planning
DEVB(PL)258	3633	LEE Kok-long, Joseph	138	(2) Buildings, Lands and Planning
DEVB(PL)259	3634	LEE Kok-long, Joseph	138	(2) Buildings, Lands and Planning
DEVB(PL)260	3644	LEE Kok-long, Joseph	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)261	3539	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)262	5458	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)263	4507	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)264	3540	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)265	3541	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)266	3553	SHEK Lai-him, Abraham	138	
DEVB(PL)267	3569	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)268	3572	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)269	4586	TIEN Pei-chun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)270	4588	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)271	4589	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)272	4610	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)273	4221	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)274	4222	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)275	4223	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)276	4224	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)277	4225	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)278	4226	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)279	4227	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)280	4831	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)281	5156	CHEUNG Chiu-hung, Fernando	82	(-) Buildings and Building Works
DEVB(PL)282	3622	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)283	3623	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)284	3624	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)285	3625	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)286	3626	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)287	3627	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)288	3628	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)289	3629	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)290	4139	LEUNG Kwok-hung	82	(-) Buildings and Building Works
DEVB(PL)291	3556	SHEK Lai-him, Abraham	82	(-) Buildings and Building Works
DEVB(PL)292	3557	SHEK Lai-him, Abraham	82	(-) Buildings and Building Works
DEVB(PL)293	3570	SHEK Lai-him, Abraham	82	(-) Buildings and Building Works
DEVB(PL)294	4915	TIEN Puk-sun, Michael	82	(-) Buildings and Building Works
DEVB(PL)295	4918	TIEN Puk-sun, Michael	82	(-) Buildings and Building Works
DEVB(PL)296	4919	TIEN Puk-sun, Michael	82	(-) Buildings and Building Works
DEVB(PL)297	4920	TIEN Puk-sun, Michael	82	(-) Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)298	4263	WONG Kwok-hing	82	(-) Buildings and Building Works
DEVB(PL)299	4605	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)300	3731	CHAN Hak-kan	33	(8) Advice on Development Proposals
DEVB(PL)301	5448	LEUNG Kwok-hung	33	(3) Provision of Land and Infrastructure
DEVB(PL)302	4228	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)303	4229	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)304	4230	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)305	4720	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)306	4722	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)307	4723	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)308	4725	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)309	4728	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)310	4729	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)311	4731	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)312	5199	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)313	5322	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)314	5325	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)315	5328	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)316	4548	CHEUNG Kwok-che	91	(1) Land Administration
DEVB(PL)317	4387	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)318	4388	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)319	4389	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)320	4390	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)321	4391	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)322	4392	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)323	4393	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)324	4394	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)325	3645	LEE Kok-long, Joseph	91	(1) Land Administration
DEVB(PL)326	5472	LEUNG Che-cheung	91	(1) Land Administration
DEVB(PL)327	5023	MOK, Charles Peter	91	(2) Survey and Mapping
DEVB(PL)328	4799	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)329	4800	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)330	4801	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)331	4802	CHAN Ka-lok, Kenneth	118	(2) District Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)332	4803	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)333	4804	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)334	4805	CHAN Ka-lok, Kenneth	118	(1) Territorial Planning
DEVB(PL)335	4807	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)336	4830	CHAN Ka-lok, Kenneth	118	(1) Territorial Planning
DEVB(PL)337	4911	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)338	5115	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)339	5194	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)340	5197	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)341	5198	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)342	5333	CHEUNG Chiu-hung, Fernando	118	
DEVB(PL)343	4960	FAN Kwok-wai, Gary	118	
DEVB(PL)344	3660	HO Sau-lan, Cyd	118	
DEVB(PL)345	4732	CHAN Ka-lok, Kenneth	701	
DEVB(PL)346	5486	CHEUNG Chiu-hung, Fernando	701	

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)001

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2769

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Programme (2), provision for 2013-14 is $128.8 million (20.7%) higher than the revised estimate for 2012-13. This is mainly due to the net increase in cash flow requirement for non-recurrent items and the increased operating expenses to meet the demands of on-going and new commitments. Will the Government advise this Committee on the reasons for the increases? Is there any increase in staff establishment? What are the details of new commitments and the expenditure involved?

Asked by: Hon. CHAN Chi-chuen

Reply:

The increase of $128.8 million (20.7%) in the 2013-14 estimate over the revised estimate for 2012-13 is mainly due to the increase in cash flow requirement for the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) ($170 million), partly offset by the decrease in cash flow requirement for the Operation Building Bright ($56.97 million). The objective of BMGSEO is to provide financial assistance to help elderly owner-occupiers to repair and maintain their self-occupied buildings and to upkeep building safety.

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, increasing land and housing supply, public consultation on the proposal for setting up a dedicated statutory Harbourfront Authority, refinement of revitalisation measures for industrial buildings, etc. The estimated increase in provision for operational expenses in

2013-14 is about $15.77 million. It is not possible to give a breakdown on such expenses as resources are pooled together to meet our work requirements.

There will be no increase in staff establishment in 2013-14.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)002

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2804

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding "the review on the New Territories Small House Policy" and "the review on the existing ex-gratia compensation and re-housing arrangements in clearance exercises", what is the progress and outcome in 2011 and 2012? Have outside organisations or the Central Policy Unit been commissioned to conduct any consultancy work or policy studies during the period? If yes, what is the expenditure involved? Will the Administration expect to complete the review in 2013 and make recommendations accordingly?

Asked by: Hon. CHAN Hak-kan

Reply:

The review of the small house policy is going on. The review inevitably involves complicated issues in various aspects including legal, environment and land use planning, all of which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite timetable for completing the review.

The review on the ex-gratia compensation and rehousing arrangements for those affected by clearance exercises for public projects is also underway. We are unable to provide a completion date for the review at this juncture. The details will be announced after completion of the review.

The two reviews are conducted by the Development Bureau using existing resources. We have not commissioned any outside organisations or the Central Policy Unit to conduct any consultancy or study in connection with the reviews.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)003

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2809

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Financial Secretary mentioned in the Budget Speech that the Government will increase land supply for private housing. The major sources of land supply for private housing include the Land Sale Programme, railway property development projects, projects of the Urban Renewal Authority, etc. In this connection, please advise on the following -

(a) Please list in the table below the relevant information in 2013-14 -

Sources of land supply	Number of residential units that could be provided
Railway property development projects	
Projects of the Urban Renewal Authority	
Lease modifications/land exchanges	
Private development projects	

(b) Please provide information on the sites in the 2013-14 Land Sale Programme for which the rezoning process has yet to be completed, including their lots, locations and existing land uses. What is the number of residential units to be provided by these sites? Will the Administration set a timetable for completing the rezoning process?

(c) Regarding the total land supply in 2013-14, what is the expected number of sites with restrictions on Hong Kong Property for Hong Kong People, flat size and flat number? What is the number of residential units that could be provided by the sites involved?

Asked by: Hon. CHAN Hak-kan

Reply:

(a) The Government first announced in the 2010 Policy Address that, to ensure a healthy and stable property market, on average land needs to be made available annually for some 20 000 private residential flats. The 2013-14 Budget Speech reaffirms the Government's aim to maintain on average the provision of land for building about 20 000 private residential units each year. This refers to the flat production capacity of the land that can be made available in a year and is not a fixed target for residential flat production. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market.

The forecast of estimated private housing land supply in 2013-14 was mentioned by the Secretary for Development when he announced the 2013-14 Land Sale Programme on 28 February 2013. The estimated figures refer to the housing land from the five sources, namely government land sale, railway property development projects, projects of the Urban Renewal Authority (URA), private property projects subject to lease modification/land exchange and private redevelopment projects not subject to lease modification/land exchange, that can potentially be supplied to the market for private residential developments within 2013-14 (details in table below). The actual supply of private housing land will depend on the result of government land sale, tenders of railway property development projects and URA's projects, and developers' initiative to execute lease modification, etc.

Sources of private housing land supply in 2013-14	**Forecast of number of residential units estimated to be produced on land that can be supplied in 2013-14 (as at end February 2013)**
Government Land Sale Programme	13 600
West Rail property development projects	2 600
Property development projects of MTR Corporation Limited	3 100
Projects of the URA	1 800
Private property projects subject to lease modification/land exchange	3 500 [Note 1]
Private redevelopment projects not subject to lease modification/land exchange	1 200 [Note 1]

Note 1: These figures are estimated based on the historical average figures over the 10-year period of 2003 to 2012.

(b) The 2013-14 Land Sale Programme includes 46 residential sites, of which the sale of 22 sites (see table below) was subject to completion of the necessary planning procedures as at end February 2013. The development parameters of each site will be set out in the draft land sale conditions which will be uploaded onto the website of the Lands Department. The actual number of flats to be built on each site is subject to actual design by developers save for those on which flat number restrictions are imposed. The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent.

Lot No.	**Location**	**Zoning under the current Outline Zoning Plan (as at end February 2013)**	**Site Area (ha) (about)**
TMTL 497	So Kwun Wat Road, Tuen Mun (opposite to A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	Residential (Group B) – pending completion of planning procedures	0.3267
TMTL 498	Junction of Wu On Street and Wu Hong Street, Tuen Mun	Residential (Group A) – pending completion of planning procedures	0.2231
STTL 581	Whitehead, Ma On Shan, Sha Tin	Comprehensive Development Area (2) – pending completion of planning procedures	3.7700
Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung	Residential (Group B)4 – pending completion of planning procedures	0.8130
TMTL 501	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	Residential (Group B) – pending completion of planning procedures	0.3500
KIL 11238	322 & 324 Reclamation Street / 445 & 447 Shanghai Street, Mongkok	Government, Institution and Community – pending completion of planning procedures	0.0252
KIL 11240	Junction of Soy Street and Shanghai Street, Mong Kok	Government, Institution and Community – pending completion of planning procedures	0.0611
NKIL 6536	Renfrew Road, Kowloon Tong, Kowloon	Residential (Group B) – pending completion of planning procedures	0.8800

NKIL 6520	Fung Shing Street, Ngau Chi Wan, Kowloon	Government, Institution and Community – pending completion of planning procedures	0.6940
Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, former Peng Chau Chi Yan Public School (Northern Portion)	mainly Government, Institution and Community – pending completion of planning procedures	0.1709
RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Government, Institution and Community – pending completion of planning procedures	1.0930
Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung	Green Belt – pending completion of planning procedures	0.1280
Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung	Residential (Group B)5 – pending completion of planning procedures	0.3390
NKIL 6534	Junction of Fuk Wa Street and Fuk Wing Street, Cheung Sha Wan, Kowloon	Government, Institution and Community – pending completion of planning procedures	0.2250
TMTL 494	Off Kwun Fat Street, So Kwun Wat, Tuen Mun	Residential (Group C)1 – pending completion of planning procedures	5.8900
TMTL 505	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	mainly Open Space – pending completion of planning procedures	2.2520
TMTL 506	Junction of So Kwun Wat Road and Castle Peak Road – So Kwun Wat, Area 55, Tuen Mun	Government, Institution and Community – pending completion of planning procedures	0.8833
TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po	Residential (Group B)5 – pending completion of planning procedures	1.9000
TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po	Residential (Group B)5 – pending completion of planning procedures	1.9000

YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	mainly Government, Institution and Community – pending completion of planning procedures	0.3315
STTL 593	Junction of On Ming Street and On Muk Street, Shek Mun, Sha Tin	Open Space – pending completion of planning procedures	1.0100
STTL 594	On Muk Street, near river channel, Shek Mun, Sha Tin	Open Space – pending completion of planning procedures	0.8400

(c) The application of restrictions on flat size, flat number and the Hong Kong Property for Hong Kong People (HKPHKP) measure to individual land sale sites will be determined as and when the sites are put up for sale have regard to the prevailing circumstances to meet market needs. For the 2013-14 Land Sale Programme, the Government has announced that the HKPHKP measure will be applied to two sites in the Kai Tak Development Area. Flat number restrictions will be imposed on the sites to produce a total of about 1 100 flats. Invitation for tender will be issued on 28 March 2013. The Government has also announced that seven residential sites will be put up for sale in the first quarter of 2013-14 (i.e. April to June 2013), which are capable of producing about 2 400 flats in total. We will impose a minimum flat number requirement on three of the sites. We will continue to monitor closely the situation of the property market and consider imposing suitable land sale restrictions as necessary.

Name in block letters: Thomas Chow

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

Date: 27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)004

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2812

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the "North East New Territories New Development Areas Planning and Engineering Study", will the Administration advise on the latest progress of the Study? When will the report on Stage Three Public Engagement be published? Will decisions be made in the report on such issues as the implementation mechanism, compensation arrangements and the proportion of public housing to private housing in the North East New Territories?

Asked by: Hon. CHAN Hak-kan

Reply:

The Stage 3 Public Engagement (PE3) exercise of the North East New Territories New Development Areas Planning and Engineering Study was completed in end September 2012. We are analysing the public comments received and examining appropriate adjustments to the Recommended Outline Development Plans from the planning and engineering feasibility perspectives. Based on the results of the detailed technical assessments, we plan to finalise the proposals of the Study including such matters as implementation mechanism, compensation arrangements, and the proportion of public to private housing, and publish the PE3 Report around mid-2013.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)005

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2941

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 (OBB), will the Administration provide the following information -

a) Under the above programme, it is originally planned to select 300 target buildings to participate in the OBB every year. But the target was not met in 2011 and 2012. What are the reasons?

b) Please list in the table below information on the buildings participating in the OBB in 2011 and 2012.

Age of buildings	Number of buildings	Total expenditure ($)
30-39 years		
40-49 years		
50 years or above		
Total		

c) Since the launch of the OBB, how many applications have been received by the Administration? What is the number of successful applications? What is the total amount of grants involved? What is the geographical distribution of the buildings concerned?

d) What is the estimated number of buildings to be assisted to carry out repair works using the unspent balance of the OBB? When will the unspent balance be exhausted? Will the Administration consider allocating additional resources to the OBB?

Asked by: Hon. CHAN Hak-kan

Reply:

(a) Under Operation Building Bright (OBB), it was the Buildings Department (BD)'s annual target to carry out repair and maintenance works for some 300 target buildings. The BD carried out repair and maintenance works for 229 and 241 target buildings in 2011 and 2012 respectively, i.e. around 76% and 80% respectively of the annual target. The shortfall in the number of target buildings repaired and maintained in 2011 and 2012 was mainly due to slippage in the BD's works programme for OBB target buildings as a result of the longer than expected time taken to arrange for tendering and appointment of new term contractors, and to recruit staff for the OBB team. Nevertheless, the BD would continue to endeavour to take forward the works for the OBB target buildings under its purview as early as practicable.

(b) OBB is a specific measure for preserving jobs amidst the 2008 financial tsunami. It covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs) prepared to carry out repair works on a voluntary basis. The OCs are required to apply for participating in OBB. Category 2 target buildings are those having difficulties in coordinating repair works, such as buildings without OCs. Owners of such buildings are not required to make applications for joining OBB but their buildings are selected for inclusion in OBB by the Steering Committee of OBB comprising representatives from the BD, Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA).

There are two rounds of applications for Category 1 for which the application deadlines were 6 June 2009 and 24 December 2010 respectively. As all the applications for Category 1 were received on or before 24 December 2010, we are unable to provide a breakdown by the years of 2011 and 2012 on the numbers of either applications or participating buildings in OBB. Based on the latest statistics of HKHS, URA and BD, the number of participating buildings and related expenditure up to 28 February 2013 is set out below:

Age of buildings	**Number of buildings** (See Note 1 below)	**Total expenditure ($)** (See Note 2 below)
30-39 years	591	1,089 million
40-49 years	1 153	1,423 million
50 years or above	1 456	459 million
Total	**3 200**	**2,971 million**

Note 1 : The figures also include approved target buildings under OBB where repair works are in progress or have yet to commence.

Note 2 : The figures also include the amount of grants earmarked for the owners' corporations/owners of approved target buildings under OBB.

(c) As mentioned above, there are two rounds of applications for Category 1 for which the application deadlines were 6 June 2009 and 24 December 2010 respectively, with a total of 1 678 applications received from OCs. Up to 28 February 2013, 1 335 applications for Category 1 which met the eligibility criteria and requirements of OBB had been approved in principle and the total amount of grants earmarked for those applications approved in principle for Category 1 was about $2,659 million. Based on the latest statistics of HKHS and URA, the geographical distribution of the approved applications and buildings in Category 1 is as follows:

Districts	**Number of Applications**	**Number of Buildings**
Central and Western	118	133
Wan Chai	125	138
Southern	25	31
Eastern	125	157
Kwun Tong	84	117
Sham Shui Po	155	171
Yau Tsim Mong	374	435
Wong Tai Sin	23	29
Kowloon City	111	178
Islands	0	0
Tsuen Wan	52	70
Yuen Long	59	100
North	3	3
Shatin	5	9
Sai Kung	0	0
Kwai Tsing	47	57
Tai Po	17	20
Tuen Mun	12	18
Total	**1 335**	**1 666**

(d) Up to 28 February 2013, the total amount of grants earmarked for the target buildings was around $3 billion and other associated expenditure (including the staff cost and associated expenses) was about $32 million. While the ultimate unspent balance could only be ascertained after completion of all the repair works as the final amount of grant for a building may vary and will depend on a number of factors such as the number and amount of applications received for the grants for elderly owner-occupier, the number of building units based on documentary proofs such as deed of mutual covenants or the Land Registry records, etc, we are unable to estimate when the unspent balance will be exhausted. We expect that after meeting the grants for the existing Category 1 and Category 2 target buildings, there may still be uncommitted funds available which could be deployed to assist some more Category 2 target buildings to carry out repair works. The Steering Committee of OBB will continue to endorse suitable buildings as Category 2 target buildings and the owners concerned will be provided with grants under OBB accordingly.

The $3.5-billion OBB is a one-off special project. We do not have plan to launch a new round of OBB or make further injection into the project. Nevertheless, through other existing assistance schemes, including the "Integrated Building Maintenance Assistance Scheme", "Building Maintenance Grant Scheme for Elderly Owners" and "Comprehensive Building Safety Improvement Loan Scheme", etc., HKHS, URA and BD will continue to render technical and financial support to building owners to help them carry out repair and maintenance works to improve the conditions of their buildings.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)006

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3170

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding revitalisation of industrial buildings, please provide the following information -

a) the number of applications for redevelopment or wholesale conversion of industrial buildings in the past three years (i.e. 2010, 2011 and 2012);

b) the districts where these industrial buildings are located, broken down by the 18 districts in Hong Kong; and

c) the converted uses of these industrial buildings by type after redevelopment or wholesale conversion.

Asked by: Hon. CHAN Hak-kan

Reply:

The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of older industrial buildings (the revitalisation measures) which came into effect on 1 April 2010. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. The Lands Department had received 96 applications under the revitalisation measures up to end February 2013, of which 65 applications had been approved.

We have not kept statistics on the location break-down by the 18 districts in Hong Kong and the proposed new uses of the industrial buildings concerned. Nonetheless, most of the industrial buildings concerned are located in Kwun Tong and Kwai Chung. The major proposed new uses include office, eating place, shop and services, and hotel. The approved cases, upon execution of the relevant land documents, will be registered in the Land Registry. Key information, such as location and user, of the executed and registered cases will also be accessible to the public through the website of the Lands Department.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)007

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0862

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding increasing supply of housing land, how much resources will be devoted by the Administration to undertaking the development of land not reclaimed from the sea, including converting agricultural land into housing land, developing rock caverns, etc.? What are the details of the development? What is the timetable?

Asked by: Hon. CHAN Han-pan

Reply:

The Government is firmly committed to increasing land supply and the development of new land is an essential source of land supply in the long term. Apart from reclamation on an appropriate scale outside Victoria Harbour, a number of land formation and infrastructure works relating to the supply of housing land are being carried out by the Civil Engineering and Development Department (CEDD). Their details are as follows -

Project	Brief Description	Estimated Timeframe	Approved Project Estimate ($ million)
Development at Anderson Road	Site formation and construction of associated infrastructure works at Anderson Road to provide about 20 hectares of land for housing, government,	January 2008 - May 2016	3,467.2

	institution or community, and open space developments		
Formation, roads and drains in Area 54, Tuen Mun - phase 2 stage 1 works	Formation at Site 2 of Tuen Mun Area 54 and associated infrastructure works	September 2011 - March 2015	325.2
Tung Chung development phase 3A, reclamation for Areas 51, 52 (part) and 53 to 56	To implement phase 3A of Tung Chung development by forming reclaimed lands at Areas 51, 52 (part) and 53 to 56	March 1999 - February 2014	712.7
Kai Tak Development - stage 1 infrastructure works at north apron area of Kai Tak Airport	Provision of necessary infrastructure to support the public housing intake in mid-2013	July 2009 - June 2013	566.5
Kai Tak Development - stage 2 infrastructure at north apron of Kai Tak Airport	Provision of necessary infrastructure to ensure the timely delivery of housing sites 1G1B, 1H1 to 3 and 1I1 to 3	July 2011 - April 2014	355.8

Moreover, a number of land development studies are being or will be undertaken by relevant departments for providing land in the longer term. Details of these studies are as follows -

Project	**Responsible Department(s)**	**Brief Description**	**Estimated Commencement and Completion Dates**	**Approved Project Estimate ($ million)**
North East New Territories New Development Areas (NDAs) Planning and Engineering Study - Investigation	Planning Department (PlanD) CEDD	To formulate a planning and development framework for the NDAs, and to prepare development plans and implementation strategy	Already commenced and to be completed in 2013	54.2
Hung Shui Kiu NDA Planning and Engineering Study - Investigation	PlanD CEDD	To formulate a planning and development framework for the NDA, and to prepare development plan and implementation strategy	Already commenced and to be completed by 2014	70.4

Planning and Engineering Study on the Remaining Development in Tung Chung	PlanD CEDD	To formulate a comprehensive development proposal for the extension of Tung Chung to meet housing and other needs	Already commenced and to be completed by 2015	44. 0
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	PlanD CEDD	To identify suitable land for housing development in Yuen Long	Already commenced and to be completed by 2015	49.5
Planning and Engineering Study for Kwu Tung South - Feasibility Study	PlanD CEDD	To identify suitable land for housing development in Kwu Tung South	Already commenced and to be completed by 2014	17.0
Engineering Feasibility Study for Kong Nga Po	CEDD	To investigate engineering feasibility for housing development in Kong Nga Po	Already commenced and to be completed by mid-2014	11.6
Fanling/Sheung Shui Area 30 Study	Housing Department	To explore the development potential of the sites within Fanling/Sheung Shui Area 30, including the identification of suitable public housing sites	Phase 1 - To commence in mid-2013 for completion by 2014 Phase 2 - To commence upon the review of Phase 1's findings	17.5
Study on Preliminary Development Feasibility of the New Territories (NT) North	PlanD CEDD	To identify development opportunities in the NT North	To be determined	To be determined
Feasibility Study on Relocation of Sha Tin Sewage Treatment Works (STW) to Caverns	Drainage Services Department	To study the feasibility for relocating Sha Tin STW to caverns	Already commenced and to be completed by 2014	57.9
Study on Long-term Strategy for Cavern Development	CEDD	To formulate a long-term strategy for cavern development and identify other facilities suitable for relocation to caverns	Already commenced and to be completed by 2015	40.4

Pilot Schemes of Rock Cavern Development	CEDD	To consult the public on rock cavern development	Stage 2 of the public engagement already commenced and to be completed in mid-2013 Feasibiliy Studies - To be determined	Feasibiliy Studies - To be determined
Land Use Review for Kam Tin South	PlanD	To identify suitable housing land at Kam Tin South West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot, as well as the 110-hectare adjoining areas	Land Use Review - Already commenced and to be completed in 2013 Engineering Feasibility Study - To be determined	Land Use Review - See Note below Engineering Feasibility Study - To be determined

Note: The Land Use Review is undertaken by PlanD in collaboration with the MTR Corporation Limited (MTRCL), and the resources incurred are absorbed by MTRCL.

As the above land development studies are still on-going, we do not have the estimated site formation and infrastructure costs at this juncture.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)008

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0864

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The development projects (e.g. the North East New Territories New Development Areas and the Hung Shui Kiu New Development Area) undertaken by the Government in recent years have met with quite a number of opposition. To alleviate the opposition effectively and enable the public to understand the importance of the developments concerned, how much resources will be devoted by the Administration to conducting public consultation and publicity work? What are the details of the concrete plan?

Asked by: Hon. CHAN Han-pan

Reply:

For major planning and development projects, a comprehensive public engagement (PE) programme is adopted in the study process with the objective of seeking the views and comments of the stakeholders involved. For example, the planning and engineering (P&E) studies for the North East New Territories (NENT) New Development Areas (NDAs) and Hung Shui Kiu (HSK) NDA have adopted a three-stage PE programme. In each stage of the PE, we endeavour to reach out to the stakeholders concerned and use multiple channels to disseminate information about the studies and to collect their views and comments. The work for PEs is funded by the resources earmarked for the studies and absorbed by the existing resources of the Development Bureau and/or the relevant departments.

As a part of the PEs, District Councils, Rural Committees, the Legislative Council Panel on Development, Town Planning Board, Advisory Council on Environment, Land Development Advisory Committee, professional institutions, concerned groups, and other stakeholders are consulted. Workshops, public forums and public meetings are also held.

The PE programme and related materials are publicised through various channels, including newspapers, television, radio, letters to stakeholders and relevant parties, and posters to invite comments. Roving exhibitions introducing the planning and development proposals are staged. The background information, consultation documents, video and executive summary of technical documents of the projects are also uploaded onto the respective study websites for public viewing.

The estimated expenditures under the P&E studies of NENT NDAs and HSK NDA in 2013-14 are about $8.5 million and $15.91 million respectively, which includes consultation expenses.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)009

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0809

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What is the number of appeals lodged against warning notices or removal orders in respect of unauthorised building works last year? What is the average time taken in processing each case? What is the number of cases pending final determination? What are the reasons for that?

Asked by: Hon. CHAN Kam-lam

Reply:

In 2012, a total of 510 valid appeals were lodged with the Appeal Tribunal established under the Buildings Ordinance (BO) (Cap. 123). Among them, 464 were lodged against the orders and notices issued by the Building Authority in respect of unauthorised building works (UBWs).

As at 31 December 2012, 190 of the 464 valid appeals relating to UBWs had been dealt with. These included, inter alia, appeals withdrawn by the appellant before a hearing was held, appeals dismissed without a hearing as the appellant had failed to submit a statement of particulars within the statutory timeframe and appeals where the Appeal Tribunal had made a determination after a hearing. The average processing time of the concluded cases was 124 days. The remaining 274 appeals are at various stages of processing, such as pending the submission of documents by the litigating parties or fixing of the hearing date.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)010

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0896

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Financial Secretary mentioned in his Budget Speech that the Government will continue to increase land supply in the coming year. In the 2013-14 Land Sale Programme, the Government will include 46 residential sites, which are capable of providing about 13 600 units in total. Amongst these sites, 28 are new sites. Besides, together with railway property development projects, projects of the Urban Renewal Authority, and lease modifications/land exchanges or other private developments, in the coming year land capable of building some 25 800 private residential flats will be provided. Please advise this Committee whether the Government has any contingency plan to ensure adequate land supply to the market if developers are less desirous of bidding for land or if the unsuccessful tendering of railway property development projects occurs again.

Asked by: Hon. CHAN Kin-por

Reply:

The Government first announced in the 2010 Policy Address that, to ensure a healthy and stable property market, on average land needs to be made available annually for some 20 000 private residential flats. The 2013-14 Budget Speech reaffirms the Government's aim to maintain on average the provision of land for building about 20 000 private residential units each year. This refers to the flat production capacity of the land that can be made available in a year and is not a fixed target for residential flat production. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market.

In end February 2013, the Government estimated that the various supply sources of private housing land, including the 2013-14 Land Sale Programme, have a capacity to produce a total of about 25 800 flats. This estimate refers to the potential housing land that could be supplied to the market for private residential development within the financial year. The actual supply of housing land will depend on the results of government land sale, tendering of railway property development projects and the Urban Renewal Authority's projects, and private developers' initiative to execute lease modifications and take forward redevelopment projects. The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent. In addition, the Government will liaise closely with the MTR Corporation Limited on the West Rail property projects to ensure their smooth implementation. The Government is also streamlining and simplifying the lease modification process with a view to speeding up the progress of redevelopment projects.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)011

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1696

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under this programme, the Administration stated that it would "continue to work with Shenzhen authorities through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development in jointly exploring feasible options for the co-development of the Lok Ma Chau Loop and steering other cross-boundary planning and development issues". Will the Administration advise this Committee what other cross-boundary planning projects are?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The Hong Kong-Shenzhen Joint Task Force on Boundary District Development (HK-SZ JTF) was set up in December 2007 to co-ordinate and steer the work on studies relating to the planning and development of land in the boundary district. Apart from the planning and engineering study on the proposed development of Lok Ma Chau Loop, the HK-SZ JTF also steers the work relating to the new boundary control point at Liantang/Heung Yuen Wai.

Name in block letters: Thomas Chow

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

Date: 27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)012

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1697

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under this programme, the Administration stated that it would continue to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference. Will the Administration advise this Committee on the following:

(1) How many meetings have been held by the Hong Kong-Guangdong Co-operation Joint Conference over the past year (2012)?

(2) What planning matters were items on the agenda of meetings over the past year?

(3) What planning matters are expected to be discussed in the coming year?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The Plenary Meetings of the Hong Kong-Guangdong Co-operation Joint Conference (HKGDCJC) are tasked to study and co-ordinate issues of mutual concern to both Hong Kong (HK) and Guangdong (GD), so as to enhance exchanges and communication between the two places. The Working Meetings of HKGDCJC are also held to steer and take forward the co-operation initiatives. In 2012, the 17th Working Meeting and the 15th Plenary of the HKGDCJC were held in January and September respectively.

At the 17th Working Meeting, the two sides reviewed the progress of the major co-operation initiatives of HK and GD over the past year including planning matters relating to the Planning and Engineering Study on Development of Lok Ma Chau Loop and the Study on the Action Plan for the Bay Area of the Pearl River Estuary within the purview of Development Bureau (Planning and Lands Branch). These co-operation initiatives were also discussed at the 15th Plenary. We will report the latest progress and development on these studies to the HKGDCJC in 2013.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)013

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3061

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:

Under Programme (2), the Planning and Lands Branch will continue to oversee the implementation of the Operation Building Bright (OBB) to assist owners of old buildings in building maintenance. Will the Government advise on the following -

1. the number of applications received since the launch of the OBB in 2009, the number of applications approved and the amount of grants for each approved application.

2. How many old buildings have been assisted under the OBB to carry out repair works since 2009-10? What is the number of approved applications from Category 1 and Category 2 target buildings respectively?

Asked by: Hon. CHAN Yuen-han

Reply:

1. Operation Building Bright (OBB) is a specific measure for preserving jobs amidst the 2008 financial tsunami. It covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs) prepared to carry out repair works on a voluntary basis. The OCs are required to apply for participating in OBB. Category 2 target buildings are those having difficulties in co-ordinating repair works, such as buildings without OCs. Owners of such buildings are not required to make applications for joining OBB but their buildings are selected for inclusion in OBB by the Steering Committee of OBB comprising representatives from the Buildings Department, Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA).

There are two rounds of applications for Category 1 for which application closed on 6 June 2009 and 24 December 2010 respectively. In the two rounds of applications, a total of 1 678 applications from OCs have been received, being 1 128 and 550 applications in the first and second round respectively. Up to 28 February 2013, 1 335 applications which fulfilled the eligibility criteria and requirements of OBB had been approved in principle and the total amount of grants earmarked for those applications approved in principle for Category 1 was about $2,659 million. Based on the latest statistics of HKHS and URA, the average amount of funds earmarked for each application of the first and second round OBB Category 1 was $1.66 million and $2.68 million respectively. The final amount of grant for a building may vary and will depend on a number of factors such as the number and amount of applications received for the grants for elderly owner-occupier, the number of building units based on documentary proofs such as deed of mutual covenants or the Land Registry records, etc.

2. Up to 28 February 2013, 1 995 target buildings had been assisted under OBB, of which 968 were Category 1 and 1 027 were Category 2 target buildings.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)014

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3062

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

According to the *Brief Description* of Programme (2), the Planning and Lands Branch oversaw the implementation of the new Urban Renewal Strategy this year, including the work of the Kowloon City District Urban Renewal Forum (DURF). Will the Government advise on the following -

1. How many public engagement activities have been organised by the Kowloon City DURF this year? How many members of the public have participated in these activities? What are the expenditure and manpower involved?

2. How many planning studies and social impact assessments have been commenced by DURF this year? What are the details of the findings of these studies and assessments? What are the expenditure and manpower involved?

3. Will the Administration consider setting up DURF in other old urban areas with reference to the approach of Kowloon City DURF? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The Kowloon City District Urban Renewal Forum (KC DURF) completed Stage 1 of its Public Engagement (PE) programme in September 2012 to solicit public views on the Preliminary Urban Renewal Proposals for Kowloon City. A total of nine focus group meetings, three walking tour cum workshops, two public forums, seven briefing sessions and a series of roving exhibitions were conducted during this Stage, attracting

over 4 000 participants. The approved funding for the Stage 1 PE programme is $1.43 million. KC DURF has just commissioned consultants to conduct the Stage 2 PE programme to help focus public discussion on the Draft Urban Renewal Plan for Kowloon City, which is based on the Preliminary Urban Renewal Proposals for Kowloon City and refined in the light of public comments and the findings of the Social Impact Assessment. The Stage 2 PE programme will run from April to June 2013 with the following activities planned: community workshops (about four), topical discussions (about five), briefing/sharing sessions (about six) and public forums (about two). There will also be a series of roving exhibitions. The funding approved for the Stage 2 PE programme is $1.43 million.

2. A Planning Study and a Social Impact Assessment were respectively commenced in May 2012. The Planning Study will help formulate the Draft Urban Renewal Plan for Kowloon City which will be considered by the public during the Stage 2 PE. The first stage findings of the Social Impact Assessment have also been taken into account in the Draft Plan.

   The funding approved for the Planning Study is $1.32 million and that for the Social Impact Assessment study is $0.79 million.

   KC DURF has no plan to commence further planning related or social impact assessment studies in 2013.

3. KC DURF is expected to complete its task and submit its recommended Urban Renewal Plan for Kowloon City to the Government before end 2013. The Government will consider the setting up of a second DURF in another urban district in the light of the experience and effectiveness of KC DURF in strengthening urban renewal planning at the district level.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)015

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2046

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown showing the areas of vacant and occupied government sites by land categories (residential; commercial; industrial; government, institution or community; open space; agriculture; transportation and road; other urban or built-up land and other uses) in the past five years (from 2008 to 2012).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Government does not compile regular statistics on government land in various land use zonings. We have in response to questions raised in the Legislative Council in July and October 2012 compiled on a one-off basis statistics about unleased and unallocated government land in certain land use zonings including "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the analysis of the distribution of such unleased and unallocated government land has been published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). Significant resources are required for such work.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)016

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2047

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown showing the areas of land owned by private developers (both vacant and occupied) by land categories (residential; commercial; industrial; government, institution or community; open space; agriculture; transportation and road; other urban or built-up land and other uses), and the average number of years for which the land has been left vacant in the past five years (i.e. from 2008 to 2012).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Government does not keep statistics on ownership of land in various land use zonings by private owners including developers.

For any private development project, the lot owner is required to complete the construction of the minimum gross floor area specified in the land grant or lease conditions and obtain an occupation permit from the Building Authority within the Building Covenant (BC) period under the land grant or lease conditions. The Government will take into account the relevant factors, such as development scale and complexity as well as the circumstances of each development, in setting an appropriate BC period for the development project. In general, the BC period for residential developments varies from 48 to 72 months from the date of the land lease document. Non-compliance with BC requirements amounts to a breach of land grant or lease conditions.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)017

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2048

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please indicate in a list the areas of agricultural land owned by private developers (both vacant and occupied) and the average number of years for which the land has been left vacant in the past five years (i.e. from 2008 to 2012).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Government does not keep statistics on ownership of land for agricultural use by private owners including developers.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)018

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2370

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 Hong Kong Housing Society and the Urban Renewal Authority will continue to implement a new round of the Operation Building Bright (OBB). What is the estimated expenditure involved in 2013-14? Please provide a comparison of the allocation for the previous two rounds of the OBB. Please also provide a concrete timetable for a new programme.

Asked by: Hon. CHIANG Lai-wan

Reply:

Operation Building Bright (OBB) is a specific measure for preserving jobs amidst the 2008 financial tsunami. This $3.5 billion one-off project aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety. We do not have plan to launch a new round of OBB or make further injection into the project.

OBB covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs) prepared to carry out repair works on a voluntary basis. The OCs are required to apply for participating in OBB. Category 2 target buildings are those having difficulties in co-ordinating repair works, such as buildings without OCs. Owners of such buildings are not required to make applications for joining OBB but their buildings are selected for inclusion in OBB by the Steering Committee of OBB comprising representatives from the Buildings Department, Hong Kong Housing Society and Urban Renewal Authority.

There are two rounds of applications for Category 1 for which application closed on 6 June 2009 and 24 December 2010 respectively. 1 128 and 550 applications were received in the first and second round respectively. Up to 28 February 2013, 903 and 432 applications which fulfilled the eligibility criteria and requirements of OBB had been approved in principle in the first and second round applications respectively, with the respective amounts of $1,499 million and $1,160 million earmarked to meet the estimated funding requirement. As the actual funding to be allocated depends on the progress of the repair works of the target buildings, we are unable to provide the estimated expenditure of OBB in 2013-14.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)019

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0432

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Has the Administration any plans in the coming year for the Hong Kong Island East promenades in terms of connectivity, enhancement and accessibility?

Asked by: Hon. CHUNG Shu-kun, Christopher

Reply:

Victoria Harbour is the most precious public asset of Hong Kong and an icon of the city. In recent years, the Government has strived to promote the enhancement of the harbourfront and improve its accessibility.

The Government has actively carried out various harbourfront enhancement works in the Eastern District. Projects completed in the past few years include the temporary waterfront promenade along the eastern part of the ex-North Point Estate site, Aldrich Bay Park, and the Quarry Bay Promenade at Hoi Yu Street (recently completed and opened to the public in December 2012). In addition, the Civil Engineering and Development Department is conducting a topical study on the proposed construction of a boardwalk under the existing Island East Corridor to enhance connectivity along the North Point waterfront, and the study is expected to be completed within this year. Looking ahead, the Government will continue to take forward the various recommendations in the Hong Kong Island East Harbourfront Study for harbourfront enhancement having regard to the circumstances of individual harbourfront sites and allocation of resources.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)020

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0816

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please advise:

(a) How many applications for wholesale conversion of industrial buildings by owners have been received by the Government in the past three years (i.e. from 2010-11 to 2012-13)? How many of them have been approved so far? Please also provide information on the districts where these approved industrial buildings are located.

(b) How many requests for assistance from art groups renting industrial premises as studios have been received by the Administration in the past three years (i.e. from 2010-11 to 2012-13) indicating that they cannot afford the high rents of industrial premises or they are evicted by owners as a result of the Government's policy on revitalisation of industrial buildings? Has the Government any statistics on this?

Asked by: Hon. CHUNG Shu-kun, Christopher

Reply:

The Government announced in October 2009 a set of measures to facilitate redevelopment and wholesale conversion of older industrial buildings (the revitalisation measures) which came into effect on 1 April 2010. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. Regarding wholesale conversion, the Lands Department had received 80 applications up to end February 2013, of which 52 applications had been approved. Most of the industrial buildings concerned are located in Kwun Tong and Kwai Chung. Of the 52 approved applications, ten applied for change into "place of recreation, sports or culture" use, among other new uses, which could provide suitable premises for the arts and cultural industry upon completion of the relevant conversion works.

We have not kept statistics on requests for assistance from art groups renting industrial premises.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)021

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2343

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the "North East New Territories New Development Areas" Study, please advise on the following -

(a) What is the expenditure for the "North East New Territories New Development Areas" Study in the past three years (i.e. 2010-11, 2011-12 and 2012-13)? What is the amount of expenses incurred for consultation? What is the number of consultation conducted? Please provide information according to the table below -

Year	Expenditure for the Study	Number of consultation	Consultation expenses
2010-11			
2011-12			
2012-13			

(b) What is the estimated expenditure for the "North East New Territories New Development Areas" Study this year? Has funding been earmarked for consultation this year? What is the estimated expenditure? Please provide information according to the table below -

Study area	Expenditure for the Study	Estimated number of consultation	Consultation expenses
Kwu Tung North			
Fanling North			
Ping Che/ Ta kwu Ling			

(c) What is the distribution of the estimated expenditure for the "North East New Territories New Development Areas" Study this year?

(d) What is the estimated expenditure for employment of consultants in conducting the "North East New Territories New Development Areas" Study this year? Please provide information according to the table below -

Year	Company name	Consultancy fee
2013-14 (Estimate)		

(e) What is the expenditure for employment of consultants in conducting the "North East New Territories New Development Areas" Study in the past three years (i.e. 2010-11, 2011-12 and 2012-13)? Please provide information according to the table below -

Year	Company Name	Consultancy fee
2010-11		
2011-12		
2012-13		

(f) What is the number of discussions held between the Government and the Mainland on North East New Territories development in the past three years (i.e. 2010-11, 2011-12 and 2012-13)? Please provide information according to the tables below -

2010-11			
Date of discussion	Attendees	Venue for discussion	Expenditure

2011-12			
Date of discussion	Attendees	Venue for discussion	Expenditure

2012-13			
Date of discussion	Attendees	Venue for discussion	Expenditure

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

The North East New Territories New Development Areas Planning and Engineering Study (the Study) commissioned by the Civil Engineering and Development Department and Planning Department commenced in June 2008. Three stages of the Public Engagement (PE) exercise have been conducted for the Study between mid-November 2008 to mid-February 2009, mid-November 2009 to mid-January 2010, and mid-June to end September 2012. The requested information regarding the Study is provided below:

(a)

Year	Expenditure for the Study ($ million) (see Note 1)	Number of consultation	Consultation expenses ($ million)
2010-11	7.94	(Stages 1 and 2 PE already completed prior to this year)	Nil
2011-12	9.59	(Stages 1 and 2 PE already completed prior to this year)	0.21 (on Stage 2 PE Report, and digest and video for Stage 3 PE)
2012-13	9.90	Stage 3 PE: 35 briefings/meetings and 2 public forums	4.34 (on Stage 3 PE digest, posters, video, roving exhibitions, forums and briefings, and including expenditure on TV APIs and newspaper advertisements)

Note 1: This covers consultancy fee, consultation expenses and site investigation costs under the item **7726CL** "Review studies on North East New Territories new development areas—consultants' fees and site investigation".

(b) The three-stage PE exercise under the Study was completed in September 2012. We are considering the detailed programme for promulgating the findings and recommendations of the Study around mid-2013.

Study area	Expenditure for the Study in 2013-14 ($ million)	Estimated number of consultation in 2013-14	Consultation expenses in 2013-14 ($ million)
Kwu Tung North Fanling North Ping Che/ Ta kwu Ling	8.50	To be determined	To be determined
Total	**8.50**	**To be determined**	**To be determined**

(c) The expenditure for the Study is estimated to be about $8.5 million for the consultancy fee including preparation of publicity materials and briefings.

(d)

Year	Company name	Consultancy fee ($ million) (see Note 2)
2013-14 (Estimate)	Ove Arup & Partners Hong Kong Ltd	8.50

Note 2: This does not include site investigation costs.

(e)

Year	Company Name	Consultancy fee ($ million) (see Note 3)
2010-11	Ove Arup & Partners Hong Kong Ltd	5.16
2011-12	Ove Arup & Partners Hong Kong Ltd	5.63
2012-13	Ove Arup & Partners Hong Kong Ltd	6.94

Note 3: This does not include site investigation costs and expenditure on setting up of consultation venues/exhibitions, newspaper advertisements and video production.

(f) The Study does not involve any Mainland authorities.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)022

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2344

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the "Hung Shui Kiu New Development Area" Study, please advise on the following -

(a) What is the expenditure for the "Hung Shui Kiu New Development Area" Study in the past three years? What is the amount of expenses incurred for consultation? What is the number of consultation conducted? Please provide information according to the table below -

Year	Expenditure for the Study	Number of consultation	Consultation expenses
2010-11			
2011-12			
2012-13			

(b) What is the estimated expenditure for the "Hung Shui Kiu New Development Area" Study this year? Has funding been earmarked for consultation this year? What is the estimated expenditure? Please provide information according to the table below -

Study area	Expenditure for the Study	Estimated number of consultation	Consultation expenses

(c) What is the distribution of the estimated expenditure for the "Hung Shui Kiu New Development Area" Study this year?

(d) What is the estimated expenditure for employment of consultants in conducting the "Hung Shui Kiu New Development Area" Study this year? Please provide information according to the table below -

Year	Company name	Consultancy fee
2013-14 (Estimate)		

(e) What is the expenditure for employment of consultants in conducting the "Hung Shui Kiu New Development Area" Study in the past three years? Please provide information according to the table below -

Year	Company Name	Consultancy fee
2010-11		
2011-12		
2012-13		

(f) What is the number of discussions held between the Government and the Mainland on "Hung Shui Kiu New Development Area" in the past three years? Please provide information according to the tables below -

2010-11			
Date of discussion	Attendees	Venue for discussion	Expenditure

2011-12			
Date of discussion	Attendees	Venue for discussion	Expenditure

2012-13			
Date of discussion	Attendees	Venue for discussion	Expenditure

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

The Hung Shui Kiu New Development Area (HSK NDA) Planning and Engineering (P&E) Study commenced in August 2011. The first stage Community Engagement (CE) exercise was completed in February 2012 and the second stage CE exercise to seek public views on the Preliminary Outline Development Plan is scheduled to commence in the third quarter of 2013. The requested information regarding the HSK NDA P&E Study is provided below -

(a)

Year	Expenditure for the Study ($ million)	Number of consultation	Consultation expenses ($ million)
2010-11	See Note	9	See Note
2011-12	3.46	9	0.27
2012-13	5.17	Nil	Nil

Note : Public consultation for HSK NDA was first conducted in 2010-11 prior to the commencement of the HSK NDA P&E Study and the work was absorbed by the existing resources of the relevant departments.

(b)

Study area	Expenditure for the Study in 2013-14 ($ million)	Estimated number of consultation in 2013-14	Consultation expenses in 2013-14 ($ million)
HSK NDA: 790 ha	15.91	About 35	2.7

(c) The distribution of the estimated expenditure for the HSK NDA P&E Study in 2013-14 is $8.21 million, $5 million and $2.7 million for consultancy fee, site investigation and consultation expenses respectively.

(d)

Year	Company name	Consultancy fee ($ million)
2013-14 (Estimate)	AECOM Asia Co. Ltd.	8.21

(e)

Year	Company Name	Consultancy fee ($ million)
2010-11	-	Nil
2011-12	AECOM Asia Co. Ltd.	3.19
2012-13	AECOM Asia Co. Ltd.	5.17

(f) The HSK NDA P&E Study has no involvement of any Mainland authorities.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)023

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2345

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the "Lok Ma Chau Loop" Study, please advise on the following –

(a) What is the expenditure for the "Lok Ma Chau Loop" Study in the past three years? What is the amount of expenses incurred for consultation? What is the number of consultation conducted? Please provide information according to the table below -

Year	Expenditure for the Study	Number of consultation	Consultation expenses
2010-11			
2011-12			
2012-13			

(b) What is the estimated expenditure for the "Lok Ma Chau Loop" Study this year? Has funding been earmarked for consultation this year? What is the estimated expenditure? Please provide information according to the table below -

Study area	Expenditure for the Study	Estimated number of consultation	Consultation expenses
Lok Ma Chau Loop			

(c) What is the distribution of the estimated expenditure for the "Lok Ma Chau Loop" Study this year?

(d) What is the estimated expenditure for employment of consultants in conducting the "Lok Ma Chau Loop" Study this year? Please provide information according to the table below -

Year	Company name	Consultancy fee
2013-14 (Estimate)		

(e) What is the expenditure for employment of consultants in conducting the "Lok Ma Chau Loop" Study in the past three years? Please provide information according to the table below -

Year	Company Name	Consultancy fee
2010-11		
2011-12		
2012-13		

(f) What is the number of discussions held between the Government and the Mainland on "Lok Ma Chau Loop" in the past three years? Please provide information according to the tables below -

2010-11			
Date of discussion	Attendees	Venue for discussion	Expenditure

2011-12			
Date of discussion	Attendees	Venue for discussion	Expenditure

2012-13			
Date of discussion	Attendees	Venue for discussion	Expenditure

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

The Planning and Engineering Study on Development of Lok Ma Chau Loop (the Study) commenced in June 2009. The Stage 1 Public Engagement (PE) exercise was conducted concurrently in Hong Kong (HK) and Shenzhen (SZ) from November 2010 and January 2011 to collect public views on the Preliminary Outline Development Plan and the development proposals in the adjacent areas of the Loop. The Stage 2 PE exercise to consult the public on the Recommended Development Proposals was conducted from May to July 2012. The requested information regarding the Study is provided below -

(a)

Year	Expenditure for the Study ($ million) (see Note 1)	Number of consultation	Consultation expenses ($ million)
2010-11	5.11	23	0.87
2011-12	6.59	0	0.26
2012-13	7.10	9	0.36

Note 1: This covers consultancy fee, consultation expenses and site investigation costs.

(b)

Study area	Expenditure for the Study in 2013-14 ($ million)	Estimated number of consultation in 2013-14	Consultation expenses in 2013-14 ($ million)
Lok Ma Chau Loop	2.64	To be determined	To be determined

(c) The estimated expenditure for the Study in 2013-14 as mentioned in (b) above is entirely for consultancy fee including the preparation of publicity materials and briefings.

(d)

Year	Company name	Consultancy fee ($ million) (see Note 2)
2013-14 (Estimate)	Ove Arup & Partners Hong Kong Ltd	2.64

Note 2: This does not include site investigation costs.

(e)

Year	Company Name	Consultancy fee ($ million) (see Note 2)
2010-11	Ove Arup & Partners Hong Kong Ltd	4.64
2011-12	Ove Arup & Partners Hong Kong Ltd	5.12
2012-13	Ove Arup & Partners Hong Kong Ltd	6.31

(f) The Study is jointly commissioned by the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) and the study process is conducted in collaboration with the relevant SZ authorities.

2010-11			
Date of discussion	**Major Attendees**	**Venue for discussion**	**Expenditure** (see Note 3)
22 November 2010	Joint Task Force (JTF) Meeting Development Bureau (DEVB), Constitutional and Mainland Affairs Bureau (CMAB), Security Bureau (SB), Educaion Bureau (EDB), PlanD, CEDD and representatives of SZ authorities	SZ	Nil
13 October 2010 13 & 25 October 2010 18 January 2011	Working Groups and related meetings PlanD, CEDD and representatives of SZ authorities DEVB and representatives of SZ authorities	SZ SZ	Nil Nil
14 May 2010 21 June 2010 22 & 30 July 2010 2 August 2010 6 & 27 September 2010 9 & 11 October 2010 27 November 2010 21 December 2010 27 January 2011 4 & 21 March 2011	Project Team meetings PlanD, CEDD and representatives of SZ authorities	HK and SZ	Nil

2011-12			
Date of discussion	**Major Attendees**	**Venue for discussion**	**Expenditure** (see Note 3)
23 May 2011 31 October 2011	JTF meetings DEVB, CMAB, SB, EDB, PlanD, CEDD and representatives of SZ authorities	HK	about $17,000 about $13,000
13 May 2011 28 September 2011 17 October 2011 17 June 2011	Working Groups and related meetings PlanD, CEDD and representatives of SZ authorities DEVB, EDB, PlanD and representatives of SZ authorities DEVB and representatives of SZ authorities	HK and SZ SZ SZ	Nil Nil Nil
25 November 2011 13 January 2012 2 February 2012	Project Team meetings PlanD, CEDD and representatives of SZ authorities	HK and SZ	Nil

2012-13			
Date of discussion	**Major Attendees**	**Venue for discussion**	**Expenditure** (see Note 3)
7 May 2012 10 December 2012	JTF meetings DEVB, CMAB, SB, EDB, PlanD, CEDD and representatives of SZ authorities	HK and SZ	Nil about $11,000
30 November 2012 15 May 2012 25 April 2012 29 November 2012 23 February 2012 19 March 2012 9 August 2012	Working Groups and related meetings PlanD, CEDD and representatives of SZ authorities EDB and representatives of SZ authorities DEVB, EDB, Commerce and Economic Development Bureau, PlanD, CEDD and representatives of SZ authorities DEVB and representatives of SZ authorities	HK SZ HK and SZ HK and SZ	Nil Nil Nil Nil
28 February 2013	Project Team meeting PlanD, CEDD and representatives of SZ authorities	HK	Nil

Note 3: This covers rentals for meeting venues, equipment and related services, but does not include transport expenses.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)024

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2346

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the "Kwu Tung South Development Area" Study, please advise on the following -

(a) What is the expenditure for the "Kwu Tung South Development Area" Study in the past three years? What is the amount of expenses incurred for consultation? What is the number of consultation conducted? Please provide information according to the table below -

Year	Expenditure for the Study	Number of consultation	Consultation expenses
2010-11			
2011-12			
2012-13			

(b) What is the estimated expenditure for the "Kwu Tung South Development Area" Study this year? Has funding been earmarked for consultation this year? What is the estimated expenditure? Please provide information according to the table below -

Study area	Expenditure for the Study	Estimated number of consultation	Consultation expenses
Kwu Tung South Development Area			

(c) What is the distribution of the estimated expenditure for the "Kwu Tung South Development Area" Study this year?

(d) What is the estimated expenditure for employment of consultants in conducting the "Kwu Tung South Development Area" Study this year? Please provide information according to the table below -

Year	Company name	Consultancy fee
2013-14 (Estimate)		

(e) What is the expenditure for employment of consultants in conducting the "Kwu Tung South Development Area" Study in the past three years? Please provide information according to the table below -

Year	Company Name	Consultancy fee
2010-11		
2011-12		
2012-13		

(f) What is the number of discussions held between the Government and the Mainland on "Kwu Tung South Development Area" in the past three years? Please provide information according to the tables below -

2010-11			
Date of discussion	Attendees	Venue for discussion	Expenditure

2011-12			
Date of discussion	Attendees	Venue for discussion	Expenditure

2012-13			
Date of discussion	Attendees	Venue for discussion	Expenditure

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

(a) The expenditure for the "Kwu Tung South Development Area" Study in the past three years is set out in the table below -

Year	**Expenditure for the Study ($million)** (see Note 1 below)	**Number of consultation**	**Consultation expenses ($million)**
2010-11	0	0	0
2011-12	0	0	0
2012-13	0.82	0	0.02 (for preparation of consultation in 2013-14)

Note 1: This covers consultancy fee, consultation expenses and cost of site investigation works.

(b) The estimated expenditure for the "Kwu Tung South Development Area" Study this year is set out in the table below -

Study area	**Expenditure for the Study ($million)** (see Note 1 above)	**Estimated number of consultation**	**Consultation expenses ($million)**
Kwu Tung South Development Area	6.8	See Note 2 below	0.3

Note 2: There are two stages of public consultation to be conducted for the Study. The first stage is scheduled to be conducted in 2013-14 and the second stage in 2014-15.

(c) The distribution of the estimated expenditure for the "Kwu Tung South Development Area" Study this year is set out below -

- Consultancy fee excluding consultation expenses: $4.1 million
- Consultation expenses: $0.3 million
- Cost of site investigation works: $2.4 million

(d) The estimated expenditure for employment of consultants in conducting the "Kwu Tung South Development Area" Study this year is set out in the table below -

Year	**Company name**	**Consultancy fee ($million)** (see Note 3 below)
2013-14	Mott MacDonald Hong Kong Limited	4.1

Note 3: This does not include consultation expenses and cost of site investigation works.

(e) The expenditure for employment of consultants in conducting the "Kwu Tung South Development Area" Study in the past three years is set out in the table below -

Year	**Company Name**	**Consultancy fee ($million)** (see Note 3 above)
2010-11	NA	0
2011-12	NA	0
2012-13	Mott MacDonald Hong Kong Limited	0.80

(f) The Development Bureau has not discussed with Mainland authorities about the "Kwu Tung South Development Area" in the past three years.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)025

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2347

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the "Yuen Long South" Study, please advise on the following -

(a) What is the expenditure for the "Yuen Long South" Study in the past three years? What is the amount of expenses incurred for consultation? What is the number of consultation conducted? Please provide information according to the table below -

Year	Expenditure for the Study	Number of consultation	Consultation expenses
2010-11			
2011-12			
2012-13			

(b) What is the estimated expenditure for the "Yuen Long South" Study this year? Has funding been earmarked for consultation this year? What is the estimated expenditure? Please provide information according to the table below -

Study area	Expenditure for the Study	Estimated number of consultation	Consultation expenses
Yuen Long South			

(c) What is the distribution of the estimated expenditure for the "Yuen Long South" Study this year?

(d) What is the estimated expenditure for employment of consultants in conducting the "Yuen Long South" Study this year? Please provide information according to the table below -

Year	Company name	Consultancy fee
2013-14 (Estimate)		

(e) What is the expenditure for employment of consultants in conducting the "Yuen Long South" Study in the past three years? Please provide information according to the table below -

Year	Company Name	Consultancy fee
2010-11		
2011-12		
2012-13		

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

(a) The expenditure for the "Yuen Long South" Study in the past three years is set out in the table below -

Year	**Expenditure for the Study ($million)** (see Note 1 below)	**Number of consultation**	**Consultation expenses ($million)**
2010-11	0	0	0
2011-12	0	3	0
2012-13	1.56	1	0.11

Note 1: This covers consultancy fee, consultation expenses and cost of site investigation works.

(b) The estimated expenditure for the "Yuen Long South" Study this year is set out in the table below -

Study area	**Expenditure for the Study ($million)** (see Note 1 above)	**Estimated number of consultation**	**Consultation expenses ($million)**
Yuen Long South	11	See Note 2 below	1.6

Note 2: There are three stages of community engagement to be conducted for the Study. The first and second stages are scheduled to be conducted in 2013-14 and the third stage in 2014-15.

(c) The distribution of the estimated expenditure for the "Yuen Long South" Study this year is set out as follows -

- Consultancy fee excluding consultation expenses: $8.4 million
- Consultation expenses: $1.6 million
- Cost of site investigation works: $1 million

(d) The estimated expenditure for employment of consultants in conducting the "Yuen Long South" Study this year is set out in the table below -

Year	**Company name**	**Consultancy fee ($million)** (see Note 3 below)
2013-14	Ove Arup & Partners Hong Kong Limited	8.4

Note 3: This does not include consultation expenses and cost of site investigation works.

(e) The expenditure for employment of consultants in conducting the "Yuen Long South" Study in the past three years is set out in the table below -

Year	**Company Name**	**Consultancy fee ($million)** (see Note 3 above)
2010-11	NA	0
2011-12	NA	0
2012-13	Ove Arup & Partners Hong Kong Limited	1.45

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)026

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2354

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the expenditure for implementing "North East New Territories New Development Areas" by the Administration, please advise on the following -

a. What are the expenditure and staff establishment involved in implementing "North East New Territories New Development Areas" over the past three years (i.e. 2010-11, 2011-12 and 2012-13)?

b. From 1 July 2012 to 28 February 2013, what is the expenditure for conducting publicity activities for "North East New Territories New Development Areas" by the Administration? What is the total number of TV APIs launched? What is the total number of print advertisements placed?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

a. The North East New Territories New Development Areas (NENT NDAs) Planning and Engineering Study (the Study) commissioned by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) commenced in June 2008. The approved project estimate for the Study is $54.2 million. In the past 3 years (i.e. 2010-11, 2011-12 and 2012-2013), a total of about $27.43 million has been spent on the Study. As regards manpower input, three officers from PlanD and six officers from CEDD are dedicated to managing the project. In addition, some supporting staff of the two departments provide technical and clerical services for the Study as part of their overall duties.

b. From 1 July 2012 to 28 February 2013, the expenditure for conducting publicity activities for the Study, including two TV APIs launched from October to December 2012 and a total of 21 newspaper advertisements that were placed on various Chinese and English newspapers as well as other publicity efforts in connection with the Stage 3 Public Engagement exercise for the Study such as producing information digest, posters and video, and holding roving exhibitions, forums and briefings, is about $4.34 million.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)027

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2969

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What is the expenditure on duty visits outside Hong Kong in the name of the Bureau over the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13)? Please provide information in the table below -

Date of the duty visit	Reason of the duty visit	Number of accompanying officials	Hotel name and the expenditure incurred	Air ticket class and fare	Total expenditure incurred

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

Information on duty visits outside Hong Kong in the name of the Bureau over the past five years from 2008-09 to 2012-13 is given in the table below.

Year of duty visits	Total number of duty visits (reasons of duty visits) (Note 1)	Number of participating officials per visit	Hotel expenditure incurred ($)	Expenditure on air ticket ($)	Total expenditure incurred ($) (Note 3)
2008-09	17 visits (Attending sharing sessions, meetings, forums, conferences and official ceremonies)	1 – 4 nos.	93,078	649,282	884,694
2009-10	4 visits (Attending sharing sessions, meetings, forums and conferences)	1 – 3 nos.	- (Note 2)	55,830	84,154
2010-11	16 visits (Attending sharing sessions, meetings, forums, conferences and official ceremonies)	1 – 4 nos.	19,003	476,693	635,665
2011-12	9 visits (Attending sharing sessions, meetings, forums, conferences and official ceremonies)	1 – 3 nos.	82,164	639,907	812,698
2012-13	5 visits (Attending sharing sessions, meetings, forums, conferences and official ceremonies)	1 – 3 nos.	14,715	64,876	122,276

Notes

1. Excluding one-day trips which incurred no expenditure on hotel and air ticket.

2. All participating officials were provided with Overseas Subsistence Allowance (OSA) for self-arrangement of hotel accommodation. Hence, we are unable to provide breakdown on the actual hotel expenditure incurred in these cases. Under existing regulations, an officer who is on duty outside Hong Kong may be granted the OSA to cover the cost of accommodation, in-town travelling, meals, etc. arranged by himself. It is payable from the night following arrival in the first place of duty up to the night before departure from the last place of duty.

3. Including OSA granted to participating officials.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)028

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2988

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 100 of the Budget Speech that "in the coming year, all the major sources of land supply for private housing together, which include the Government's Land Sale Programme, railway property development projects, projects of the Urban Renewal Authority, and lease modifications/land exchanges or other private developments, will provide land capable of building some 25 800 private residential flats". Will the Administration advise this Committee on details about the potential supply of private residential flats to be provided by the above programme and projects? What is the distribution of the sites capable of providing private residential flats at the District Council district level?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Government first announced in the 2010 Policy Address that, to ensure a healthy and stable property market, on average land needs to be made available annually for some 20 000 private residential flats. The 2013-14 Budget Speech reaffirms the Government's aim to maintain on average the provision of land for building about 20 000 private residential units each year. This refers to the flat production capacity of the land that can be made available in a year and is not a fixed target for residential flat production. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market.

2013-14 Land Sale Programme

In the 2013-14 Land Sale Programme, we have included 46 residential sites. Their locations by District Council boundary are set out below -

Lot No.	Location	Site Area (ha) (about)
Southern District		
RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	1.0930
Wan Chai District		
IL 9048	Schooner Street, Wan Chai	0.0270
IL 9049	Sik On Street, Wan Chai	0.0208
Yau Tsim Mong District		
KIL 11238	322 & 324 Reclamation Street / 445 & 447 Shanghai Street, Mongkok	0.0252
KIL 11240	Junction of Soy Street and Shanghai Street, Mong Kok	0.0611
Sham Shui Po District		
NKIL 6534	Junction of Fuk Wa Street and Fuk Wing Street, Cheung Sha Wan, Kowloon	0.2250
Kowloon City District		
KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin	0.7714
NKIL 6525	Kai Tak Area 1I Site 1, Kowloon	0.8780
NKIL 6526	Kai Tak Area 1I Site 2, Kowloon	0.9310
NKIL 6527	Kai Tak Area 1I Site 3, Kowloon	1.0100
NKIL 6536	Renfrew Road, Kowloon Tong, Kowloon	0.8800
Wong Tai Sin District		
NKIL 6520	Fung Shing Street, Ngau Chi Wan, Kowloon	0.6940
Kwun Tong District		
YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	0.3315
Sai Kung District		
TKOTL 93	Tseung Kwan O Area 68B1	2.6302

TKOTL 126	Tseung Kwan O Area 68B2	2.7421
Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung	0.8130
Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung	0.1280
Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung	0.3390
Sha Tin District		
STTL 563	Area 56A, Kau To, Sha Tin (Site B6)	0.5950
STTL 578	Area 56A, Kau To, Sha Tin	1.7476
STTL 579	Area 56A, Kau To, Sha Tin	3.2900
STTL 581	Whitehead, Ma On Shan, Sha Tin	3.7700
STTL 585	On Muk Street, South of Shek Mun Estate, Shek Mun, Sha Tin	0.2600
STTL 587	Tai Po Road, Tai Wai, Sha Tin	0.6220
STTL 593	Junction of On Ming Street and On Muk Street, Shek Mun, Sha Tin	1.0100
STTL 594	On Muk Street, near river channel, Shek Mun, Sha Tin	0.8400
North District		
Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok	0.3344
Lot 2640 in DD 92	Castle Peak Road adjacent to The Hong Kong Golf Club, Sheung Shui	1.3100
Tai Po District		
TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po	1.9000
TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po	1.9000
Yuen Long District		
YLTL 528	Tak Yip Street, Tung Tau, Yuen Long	0.4303
Tuen Mun District		
TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road, Area 55, So Kwun Wat, Tuen Mun	0.3457

TMTL 435	Area 55, Castle Peak Road, Tuen Mun	1.1626
TMTL 490	Castle Peak Road, Tai Lam Chung, Tuen Mun	0.2050
TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun	0.1960
TMTL 497	So Kwun Wat Road, Tuen Mun (opposite to A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	0.3267
TMTL 498	Junction of Wu On Street and Wu Hong Street, Tuen Mun	0.2231
TMTL 501	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	0.3500
TMTL 500	Kwun Chui Road, Area 56, So Kwun Wat, Tuen Mun	2.3600
TMTL 499	Tseng Choi Street, Tuen Mun	0.2190
TMTL 494	Off Kwun Fat Street, So Kwun Wat, Tuen Mun	5.8900
TMTL 505	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	2.2520
TMTL 506	Junction of So Kwun Wat Road and Castle Peak Road – So Kwun Wat, Area 55, Tuen Mun	0.8833
Tsuen Wan District		
TLTL 70	Castle Peak Road, Tsing Lung Tau, Tsuen Wan	0.4868
Islands District		
Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island	0.1438
Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, former Peng Chau Chi Yan Public School (Northern Portion)	0.1709

These 46 residential sites are estimated to have a capacity to produce about 13 600 flats.

West Rail Property Development Projects

As regards the West Rail property development projects as the other source of housing land supply, the plan is to tender the projects at Long Ping Station (South) and Yuen Long Station (both within Yuen Long District Council boundary) in 2013-14. These two projects are estimated to have a capacity to produce about 2 600 flats.

MTR Corporation Limited's Own Projects

The third source of housing land supply is the projects of the MTR Corporation Limited, and its plan (as forecast at end February 2013) is to tender its projects at Tseung Kwan O (within Sai Kung District Council boundary) and Tin Shui Wai Light Rail Terminus (within Yuen Long District Council boundary) in 2013-14. These two projects are estimated to have a capacity to produce about 3 100 flats.

Urban Renewal Authority's projects

As regards the projects of the Urban Renewal Authority, its projects planned for tendering in 2013-14 are estimated to have a capacity to produce about 1 800 flats. The Authority will announce the details of the projects in due course.

Private property projects subject to lease modification/land exchange and private redevelopment projects not subject to lease modification/land exchange

Based on the average figures in the past 10 years, we estimate that the projects from these two sources will provide land with a capacity to produce about 3 500 and 1 200 flats in 2013-14 respectively. As such projects are based on private initiatives, their locations will only be known as and when their lease modification/land exchange is executed or as and when the projects are implemented.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)029

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2993

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under *Matters Requiring Special Attention in 2013-14*, the Planning and Lands Branch mentions that it will "continue to arrange for the sale of government land through Government-initiated land sale and the Application List system, as well as to increase land supply for private housing through implementing a host of measures". However, the Administration suddenly announced abolishing the Application List system on 28 February. Will the Administration advise this Committee why there is such a conflict? What is the decision-making process for the abolition of the Application List system? Has the Administration analysed the positive and negative impacts of the abolition of the Application List system on land supply and the budget in the coming year? If yes, what are the findings? Have the anticipated financial implications been reflected in the estimate in the coming year? If yes, what are the details? If no, does it mean that the above policy change has not been taken into account in the deficit forecast of $4.9 billion as mentioned in the Budget Speech? In other words, while about 8 200 private residential units were sold through the Application List system or by tender in 2012-13, all the residential sites capable of providing about 13 600 private residential units will be sold by tender instead in 2013-14. What are the financial implications arising from this?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Increasing land supply to meet the housing and other needs of the community is at the top of the Administration's agenda. Working towards this objective, we review the mechanisms and programmes concerned from time to time. The mechanisms used for supplying government land are among them, and are examined and deliberated at the senior level of the Administration. The decision to abolish the Application Mechanism was made after thorough discussion and careful examination. In line with our policy to introduce new measures as soon as they mature, we announced the abolition of the Application Mechanism at the press conference on the 2013-14 Land Sale Programme on 28 February 2013.

The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent. The abolition of the Application Mechanism has no expenditure and manpower implications for the Development Bureau.

The land premium from all land transactions in the estimates for 2013-14 is $69 billion.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)030

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2994

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

Subhead (No. & title): 000 Operational expenses

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question:

Will the Administration advise this Committee on the following –

(1) What are the estimated expenditures on salary for the Secretary for Development and the Political Assistant to Secretary for Development in 2013-14 respectively?

(2) According to the Analysis of Financial and Staffing Provision, "provision for 2013-14 is $4.3 million (53.8%) higher than the revised estimate for 2012-13. This is mainly due to the provision required for filling the position of the Under Secretary and increased provision for other related expenses for administrative support". What is the progress and estimated timing of appointing the Under Secretary? As the position of Under Secretary has been left vacant for many years, which shows that there is no pressing need to fill this position, will the Administration consider putting aside the provision earmarked for the position?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

(1) For budgetary purposes, the provisions for the salary in respect of the positions of Secretary for Development (SDEV) and Political Assistant to SDEV for 2013-14 are $3.38 million and $1.18 million respectively.

(2) Regarding the position of Under Secretary for Development, it will be filled when a suitable candidate is identified and appointed. It is necessary to make provision for the related expenditure of a position which may potentially be filled.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)031

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3002

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It has been mentioned in paragraph 100 of the Budget Speech that "in the coming year, all the major sources of land supply for private housing together, which include the Government's Land Sale Programme, railway property development projects, projects of the Urban Renewal Authority, and lease modifications/land exchanges or other private developments, will provide land capable of building some 25 800 private residential flats". Will the Administration advise this Committee on the estimated number of private residential flats to be provided by the above Government's Land Sale Programme, railway property development projects, projects of the Urban Renewal Authority, and lease modifications/land exchanges or other private developments and the actual number of private residential flats already put on the market or constructed over the past three financial years (i.e. from 2010-11 to 2012-13)? What is the difference between the actual and estimated numbers of these flats?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Government first announced in the 2010 Policy Address that, to ensure a healthy and stable property market, on average land needs to be made available annually for some 20 000 private residential flats. The 2013-14 Budget Speech reaffirms the Government's aim to maintain on average the provision of land for building about 20 000 private residential units each year. This refers to the flat production capacity of the land that can be made available in a year and is not a fixed target for residential flat production. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market.

The sources of private housing land supply include government land sale sites, railway property development projects (including West Rail projects and projects of the MTR Corporation Limited (MTRCL)), projects of the Urban Renewal Authority (URA), private property projects subject to lease modification/land exchange and private redevelopment projects not subject to lease modification/land exchange.

When announcing the 2010-11 Land Sale Programme, the Government estimated that the flat production capacity of the sites in the Programme was 9 000 flats, but did not estimate the supply from other sources. When announcing the annual Land Sale Programmes for 2011-12 and 2012-13, the Government estimated that the flat production capacity of the above housing land supply sources for 2011-12 and 2012-13 was 35 400 and 29 800 flats respectively. These figures on forecast of estimated supply referred to the housing land from these sources that could potentially be supplied to the market for private residential developments in the two financial years respectively. The forecast of flat production capacity from private housing land supply sources made before a financial year is inevitably different from the number of residential units estimated to be produced from the private housing land actually supplied during that financial year, as the latter will depend on the results of government land sale, tenders of railway property development projects and the URA's projects, developers' initiative to execute lease modifications, etc. It should also be noted that the actual number of residential units to be produced eventually on such private housing land is subject to the actual design by developers of such projects, save for those government sale sites imposed with flat size/number restrictions.

The forecast of flat production capacity from private housing land supply sources made before the beginning of a financial year, and the number of residential units estimated to be produced from the private housing land actually supplied (or expected to be supplied) during the financial years of 2010-11, 2011-12 and 2012-13, are set out in the table below:

Source	**2010-11**		**2011-12**		**2012-13**	
	Flat production capacity estimated in Feb 2010	**Number of residential sites from land supplied estimated in May 2011**	**Forecast of flat production capacity estimated in Feb 2011**	**Number of residential sites from land supplied estimated in May 2012**	**Forecast of flat production capacity estimated in Feb 2012**	**Number of residential sites from land supplied estimated in Feb 2013**
Government Land Sale Programme	9 000 (46 sites included in 2010-11 Land Sale Programme)	5 920 (11 sites sold)	16 000 (52 sites included in 2011-12 Land Sale Programme)	7 870 (27 sites sold)	13 500 (47 sites included in 2012-13 Land Sale Programme)	8 200 (24 sites sold/to be sold)

West Rail Property Development Projects	Not estimated	0	6 700 (3 sites)	4 260 (2 sites sold)	4 300 (4 sites)	4 100 (3 sites sold)
MTRCL Property Development Projects	Not estimated	0	7 900 (3 sites)	0	6 200 (3 sites)	2 900* (1 site to be tendered)
Projects of URA	Not estimated	470 (3 sites sold)	200 (2 sites)	1 090 (5 sites sold/ implemented)	1 200 (3 sites)	900 (3 sites sold/ implemented)
Projects Subject to Lease Modification/ Land Exchange	Not estimated	4 250 (Apr 2010 to Mar 2011)	3 300 (average of 2006 to 2010)	4 070 (Apr 2011 to Mar 2012)	3 300 (average of 2006 to 2010)	700 (Apr 2012 to 15 Feb 2013
Private Redevelopment Projects Not Subject to Lease Modification/ Land Exchange	Not estimated	1 600 (Apr 2010 to Mar 2011)	1 300 (average of 2006 to 2010)	2 170 (Apr 2011 to Mar 2012)	1 300 (average of 2006 to 2010)	2 500 (Apr 2012 to end Jan 2013)
Total:	**9 000**	**12 240**	**35 400**	**19 460**	**29 800**	**19 300**

* Excluding one site the tendering exercise of which was unsuccessful.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)032

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3141

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 99 of the Budget Speech that "the Chief Executive detailed in his Policy Address specific measures to increase land and housing supply. I shall continue with my co-ordination work to expand the land reserve as in the past two years. I shall also allocate additional resources to the relevant departments to increase their manpower in order to speed up land supply." Will the Administration inform this Committee of details of the co-ordination work to expand the land reserve in the past two years (up to 2012-13), and details of the allocation of additional resources to the relevant departments to increase their manpower?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Since its establishment in November 2010, the Steering Committee on Housing Land Supply chaired by the Financial Secretary had reviewed existing land uses, explored new land resources, co-ordinated the work of relevant bureaux and departments, and resolved issues relating to housing sites so as to expedite housing land supply. Pursuant to the 2013 Policy Address, the Steering Committee on Housing Land Supply has been reorganised as the Steering Committee on Land Supply to co-ordinate the overall plans for development and supply of land in Hong Kong for different types of land uses.

In addition, with a view to expediting the various processes involved in housing and land supply, additional resources have been allocated to the Buildings Department, Civil Engineering and Development Department, Lands Department and Planning Department. The amount of additional provision allocated to the departments in 2013-14 and their respective increase in manpower are as follows -

Department	Number of Non-Directorate Posts	Additional Provision ($million)
Buildings Department	10	5.806
Civil Engineering and Development Department	4	3.065
Lands Department	22	11.154
Planning Department	14	7.268

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)033

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1268

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the departmental records management work over the past three years (up to 2012):

(a) Please provide information on the number and rank of officers designated to perform such work. If there is no officer designated for such work, please provide information on the number of officers and the hours of work involved in records management duties, and the other duties they have to undertake in addition to records management;

(b) Please list in the table below information on programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear meters of records	Retention period approved by GRS	Are they confidential documents

(c) Please list in the table below information on programme and administrative records which have been transferred to GRS for retention:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

(d) Please list in the table below information on records which have been approved for destruction by GRS:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

Asked by: Hon. HO Sau-lan, Cyd

Reply:

Information on our departmental records management work over the past three years (up to 2012) is provided below:

(a) Number and rank of designated officers:

No officers are designated solely to perform records management work. A number of officers of different grades including executive, clerical and secretarial are involved in carrying out the duty. However, as records management is only part of their overall duties, we are not able to provide a breakdown of the manpower spent solely on the work.

(b) Programme and administrative records which have been closed pending transfer to GRS for appraisal:

Category of records	**Years covered by the records**	**Number and linear metres of records**	**Retention period approved by GRS**	**Are they confidential documents**
Programme records	1973 – 2012	1 563 (109.41 linear metres)	10 - 20 years after the records have become inactive	702 out of 1 563 records are confidential records

(c) Programme and administrative records which have been transferred to GRS for retention:

Category of records	**Years covered by the records**	**Number and linear metres of records**	**Years that the records were transferred to GRS**	**Retention period approved by GRS**	**Are they confidential documents**
Administrative records	1999 – 2004	1 (0.07 linear metre)	2012	5 years after action completed	No

(d) Records which have been approved for destruction by GRS:

Category of records	**Years covered by the records**	**Number and linear metres of records**	**Years that the records were transferred to GRS**	**Retention period approved by GRS**	**Are they confidential documents**
Administrative records	1990 – 2007	1 129 (73.28 linear metres)	Not applicable	2 - 7 years after action completed	58 out of 1 129 records are confidential records

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)034

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2904

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in the Budget that during 2013-14, the Planning and Lands Branch will continue to arrange for the sale of government land through Government-initiated land sale and the Application List system …

However, on the day after the Budget was delivered (i.e. 28 February), the Secretary for Development Mr Paul Chan announced the abolition of the Application List system, and the sale of all the sites through government-initiated land sale. Does it mean that the decision to abolish the Application List system was made in a hasty manner? Will the Government consider resuming regular land auctions in future? If not, what are the reasons?

Asked by: Hon. IP Kwok-him

Reply:

Increasing land supply to meet the housing and other needs of the community is at the top of the Administration's agenda. Working towards this objective, we review the mechanisms and programmes concerned from time to time. The mechanisms used for supplying government land are among them, and are examined and deliberated at the senior level of the Administration including, of course, the Financial Secretary and the other officials concerned. The decision to abolish the Application Mechanism was made after thorough discussion and careful examination. In line with our policy to introduce new measures as soon as they mature, we announced the abolition of the Application Mechanism at the press conference on the 2013-14 Land Sale Programme on 28 February 2013. Since 2011-12, we have been announcing in advance the Government-initiated land sale programme on a quarterly basis, which aims at increasing land supply. The land sale programme for the first quarter of 2013-14 comprises seven residential sites, one commercial site and one hotel site.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)035

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1023

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 Buildings Department, in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority, launched the Operation Building Bright (OBB) in 2009 to help owners of old and dilapidated buildings to carry out repair works. Will the Government advise this Committee on the following:

(a) the number of applications, the number of successful applications and the amount of grants approved in each of the past three years (i.e. from 2010 to 2012).

(b) the number of applications for elderly owner-occupier grants under the OBB, the number of successful applications and the amount of grants approved in each of the past three years.

(c) whether the Government has any plan to make further injection to the OBB to allow more dilapidated buildings to apply for grants. If yes, what are the details of the plan and the amount of injection involved? If no, what are the reasons?

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

Operation Building Bright (OBB) is a specific measure for preserving jobs amidst the 2008 financial tsunami. OBB aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

OBB covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs) prepared to carry out repair works on a voluntary basis. The OCs are required to apply for participating in OBB. Category 2 target buildings are those having difficulties in co-ordinating repair works, such as buildings without OCs. Owners of such buildings are not required to make applications for joining OBB but their buildings are selected for inclusion in OBB by the Steering Committee of OBB comprising representatives from the Buildings Department (BD), Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA).

(a) There are two rounds of applications for Category 1 for which the application closed on 6 June 2009 and 24 December 2010 respectively. In the two rounds of applications, a total of 1 678 applications from OCs have been received, being 1 128 and 550 applications in the first and second round respectively. As all the applications for Category 1 were received on or before 24 December 2010, we cannot provide a breakdown on the application numbers in each of the past three years. Up to 31 December 2012, 1 342 applications which fulfilled the eligibility criteria and requirements of OBB had been approved in principle and the total amount of grants (including grants approved for elderly owner-occupier (EOO)) earmarked for the Category 1 target buildings was around $2,680 million.

(b) In each of the past three years from 2010 to 2012, the number of applications for EOO grants under the OBB including both Category 1 and Category 2, the number of successful applications and the amount of grants approved are as follows -

	Number of applications for EOO grants under OBB	**Number of successful applications**	**Amount of grants approved for EOO**
January to December 2010	8 157	2 390	$67,356,002
January to December 2011	9 247	6 681	$184,031,586
January to December 2012	5 728	7 726	$220,168,475

(c) The $3.5-billion OBB is a one-off special project. We do not have plan to launch a new round of OBB or make further injection into the project. Nevertheless, through other existing assistance schemes, including the "Integrated Building Maintenance Assistance Scheme", "Building Maintenance Grant Scheme for Elderly Owners" and "Comprehensive Building Safety Improvement Loan Scheme", etc., HKHS, URA and BD will continue to render technical and financial support to building owners to help them carry out repair and maintenance works to improve the conditions of their buildings.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)036

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0944

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2013-14, the Planning and Lands Branch will "consult the public on the proposed establishment of a dedicated statutory Harbourfront Authority". Please advise on the timetable for conducting the consultation?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The Development Bureau will collaborate with the Harbourfront Commission in consulting the public on the proposed establishment of a dedicated statutory Harbourfront Authority to press ahead with harbourfront development in a holistic manner with an innovative mindset and a more flexible management approach. The plan is to initiate the public engagement exercise in 2013.

Name in block letters: Thomas Chow

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

Date: 27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)037

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1725

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in the Budget Speech that 46 residential sites will be included in the Land Sale Programme in the coming year. What are the lot numbers, locations, existing land use zoning, site areas, plot ratio, permitted numbers of flats to be completed and methods of sale in respect of these sites?

Asked by: Hon. LEUNG Che-cheung

Reply:

The 2013-14 Land Sale Programme comprises 46 residential sites that have a capacity to provide about 13 600 flats (see list below). The development parameters of each site will be set out in the draft land sale conditions which will be uploaded onto the website of the Lands Department. The actual number of flats to be built on each site is subject to the actual design save for those on which flat number restrictions are imposed. The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent.

Lot No.	**Location**	**Zoning under the current Outline Zoning Plan (as at end February 2013)**	**Site Area (ha) (about)**
KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin	Residential (Group A)	0.7714

Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island	Residential (Group C)	0.1438
TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road, Area 55, So Kwun Wat, Tuen Mun	Residential (Group B)	0.3457
TMTL 435	Area 55, Castle Peak Road, Tuen Mun	Residential (Group B)	1.1626
TMTL 490	Castle Peak Road, Tai Lam Chung, Tuen Mun	Residential (Group B)	0.2050
TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun	Residential (Group C)1	0.1960
IL 9048	Schooner Street, Wan Chai	Residential (Group C)	0.0270
IL 9049	Sik On Street, Wan Chai	Residential (Group C)	0.0208
YLTL 528	Tak Yip Street, Tung Tau, Yuen Long	Residential (Group E)1	0.4303
TKOTL 93	Tseung Kwan O Area 68B1	Residential (Group A)6	2.6302
TKOTL 126	Tseung Kwan O Area 68B2	Residential (Group A)6	2.7421
Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok	Not covered by Outline Zoning Plan	0.3344
STTL 563	Area 56A, Kau To, Sha Tin (Site B6)	Residential (Group B)	0.5950
STTL 578	Area 56A, Kau To, Sha Tin	Residential (Group B)	1.7476
STTL 579	Area 56A, Kau To, Sha Tin	Residential (Group B)	3.2900
TMTL 497	So Kwun Wat Road, Tuen Mun (opposite to A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	Residential (Group B) – pending completion of planning procedures	0.3267
TMTL 498	Junction of Wu On Street and Wu Hong Street, Tuen Mun	Residential (Group A) – pending completion of planning procedures	0.2231
STTL 581	Whitehead, Ma On Shan, Sha Tin	Comprehensive Development Area (2) – pending completion of planning procedures	3.7700
TLTL 70	Castle Peak Road, Tsing Lung Tau, Tsuen Wan	Residential (Group B)	0.4868
Lot 2640 in DD 92	Castle Peak Road adjacent to The Hong Kong Golf Club, Sheung Shui	Not covered by Outline Zoning Plan	1.3100

Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung	Residential (Group B)4 – pending completion of planning procedures	0.8130
TMTL 501	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	Residential (Group B) – pending completion of planning procedures	0.3500
STTL 585	On Muk Street, South of Shek Mun Estate, Shek Mun, Sha Tin	Residential (Group A)	0.2600
NKIL 6525	Kai Tak Area 1I Site 1, Kowloon	Residential (Group B)2	0.8780
NKIL 6526	Kai Tak Area 1I Site 2, Kowloon	Residential (Group B)2	0.9310
NKIL 6527	Kai Tak Area 1I Site 3, Kowloon	Residential (Group B)2	1.0100
KIL 11238	322 & 324 Reclamation Street / 445 & 447 Shanghai Street, Mongkok	Government, Institution and Community – pending completion of planning procedures	0.0252
KIL 11240	Junction of Soy Street and Shanghai Street, Mong Kok	Government, Institution and Community – pending completion of planning procedures	0.0611
TMTL 500	Kwun Chui Road, Area 56, So Kwun Wat, Tuen Mun	Residential (Group B)	2.3600
NKIL 6536	Renfrew Road, Kowloon Tong, Kowloon	Residential (Group B) – pending completion of planning procedures	0.8800
NKIL 6520	Fung Shing Street, Ngau Chi Wan, Kowloon	Government, Institution and Community – pending completion of planning procedures	0.6940
Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, former Peng Chau Chi Yan Public School (Northern Portion)	mainly Government, Institution and Community – pending completion of planning procedures	0.1709
RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Government, Institution and Community – pending completion of planning procedures	1.0930

STTL 587	Tai Po Road, Tai Wai, Sha Tin	Residential (Group B)	0.6220
TMTL 499	Tseng Choi Street, Tuen Mun	mainly Residential (Group A)	0.2190
Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung	Green Belt – pending completion of planning procedures	0.1280
Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung	Residential (Group B)5 – pending completion of planning procedures	0.3390
NKIL 6534	Junction of Fuk Wa Street and Fuk Wing Street, Cheung Sha Wan, Kowloon	Government, Institution and Community – pending completion of planning procedures	0.2250
TMTL 494	Off Kwun Fat Street, So Kwun Wat, Tuen Mun	Residential (Group C)1 – pending completion of planning procedures	5.8900
TMTL 505	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	mainly Open Space – pending completion of planning procedures	2.2520
TMTL 506	Junction of So Kwun Wat Road and Castle Peak Road – So Kwun Wat, Area 55, Tuen Mun	Government, Institution and Community – pending completion of planning procedures	0.8833
TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po	Residential (Group B)5 – pending completion of planning procedures	1.9000
TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po	Residential (Group B)5 – pending completion of planning procedures	1.9000
YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	mainly Government, Institution and Community – pending completion of planning procedures	0.3315
STTL 593	Junction of On Ming Street and On Muk Street, Shek Mun, Sha Tin	Open Space – pending completion of planning procedures	1.0100

STTL 594	On Muk Street, near river channel, Shek Mun, Sha Tin	Open Space – pending completion of planning procedures	0.8400

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)038

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2561

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Will the Administration advise this Committee on the following -

(1) In what areas will the Development Bureau plans to conduct developments at present? How many hectares of land will be involved? How many residential units of about 600 square feet can be produced in these development areas?

(2) Please tabulate the vacant sites in Hong Kong at present, including the vacant residential sites, non-residential sites, "Village Type Development" sites, brownfield sites and vacant quarters owned by the Government, and the respective hectares of land involved.

(3) What are the site areas (in hectares) of Shek Kong Barracks, Kowloon East Barracks and Gun Club Hill Barracks? Will the Government consider acquiring these sites for development of public housing? If not, what are the reasons?

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) As with the established practice, we include all the government sites that we anticipate can be made available for sale in a financial year, subject to the result of the rezoning process, cessation of short term tenancy or government land allocation, etc. for the sites concerned, in the Land Sale Programme (LSP) for that year. In the 2013-14 LSP, we have included 46 residential, nine commercial/business and one hotel sites. The full list with their locations is available on the website of the Lands Department

(http://www.landsd.gov.hk). The 46 residential sites are estimated to have a capacity to produce 13 600 flats. The actual number and size of the flats to be provided will depend on the actual design by developers, save for those sites on which we will impose flat size and/or number requirements. In line with our established practice to announce a quarterly land sale programme in advance, we have announced that the seven residential, one commercial and one hotel sites as set out in the table below will be put up for sale in the first quarter of 2013-14 (i.e. April to June 2013). For the seven residential sites, we will impose a minimum flat number requirement on three of them, i.e. items 2, 3 and 4 in the table below -

Item	**Lot No.**	**Location**	**User**	**Site Area (ha) (about)**
1.	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin	Residential R2	0.7714
2.	TMTL 435	Area 55, Castle Peak Road, Tuen Mun	Residential R3	1.1626
3.	TKOTL 93	Tseung Kwan O Area 68B1	Residential R3	2.6302
4.	TKOTL 126	Tseung Kwan O Area 68B2	Residential R3	2.7421
5.	STTL 563	Area 56A, Kau To, Sha Tin (Site B6)	Residential R3	0.5950
6.	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road, Area 55, So Kwun Wat, Tuen Mun	Residential R3	0.3457
7.	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island	Residential R4	0.1438

We adopt a multi-pronged approach to increase land supply including that for both public and private housing. For the short to medium term, we are taking the following measures -

(a) rezoning 36 sites, including Government, Institution or Community (G/IC) sites and other government sites, with an area measuring 27 hectares in total for housing use, which can provide about 11 900 flats;

(b) rezoning 13 Green Belt areas, measuring 57 hectares, that are devegetated, deserted or formed and considered suitable for housing use, which can provide about 23 000 flats;

(c) rezoning 16 industrial sites, measuring about 30 hectares, for housing use, which can provide about 20 400 flats;

(d) reviewing the development intensity of unleased or unallocated residential sites with a view to increasing it as far as allowable in planning terms;

(e) optimise the use of land and, where the original intended use is not required anymore, convert the land for housing use or other uses that meet the more pressing need in the community;

(f) considering to relax or lift the Pok Fu Lam and Mid-Levels moratorium;

(g) taking forward the planning for residential development at Kam Tin South West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot, with land of about 33 hectares estimated to have a capacity to provide about 8 700 flats;

(h) taking forward the redevelopment projects of the Urban Renewal Authority;

(i) expedite the administrative approval procedures and take other corresponding measure to speed up the supply of flats in development projects; and

(j) develop the former Diamond Hill Squatter Areas, and a number of former mine and quarry sites.

For the longer term, we are pressing ahead with the studies on the North East New Territories New Development Areas; Hung Shui Kiu New Development Area, New Territories North, deserted agricultural land in North District and Yuen Long, Lantau Island, reclamation outside Victoria Harbour and development of rock caverns.

In due course when the government sites for private housing in these development areas are ready for disposal, we will decide which of them should be imposed with flat size and/or number restrictions.

(2) The Administration does not have ready statistics on all vacant government sites. However, where a government site is ready for development but not yet required for the designated permanent development, we will try to put it out for temporary use such as through Government Land Allocation for works sites of public projects or short term tenancy for various uses. For sites required for designated permanent development but without the necessary supporting infrastructure, we will plan for the implementation of the infrastructure accordingly.

(3) The Shek Kong Barracks, Kowloon East Barracks and Gun Hill Barracks measure about 130 hectares in total. They are required for military purposes.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)039

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2562

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the following -

(1) What is the vacancy rate of "Village Type Development" sites and residential sites in the territory?

(2) The Administration has indicated that it will continue the review on the New Territories Small House Policy. It has also disclosed earlier that consideration will be given to the development of multi-storey small houses with Pai Tau Village and Sheung Wo Che Village Expansion Area as the pilot. What is the current progress? Will the district continue to be the pilot?

(3) Quite a number of indigenous villagers are on the waiting list at present for the construction of small houses. What is the number of applications on the waiting list? What is the number of cases in which indigenous villagers are eligible but have not applied for a small house grant?

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) We do not have a definition of "vacancy rate" of sites within different land use zoning and have not kept such information about "Village Type Development" zones and "Residential" or "Commercial / Residential" zones. An analysis on the distribution of unleased and unallocated Government land in such zonings was provided in response to a question raised in the Legislative Council on

17 October 2012 and published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html).

(2) The review of the small house policy is going on. The review inevitably involves complicated issues in various aspects including legal, environment and land use planning, all of which require careful examination.

The proposal of allowing multi-storey small house development would entail planning and building control problems. The planning of "Village Type Development" zones takes into account a range of factors, including the location of individual villages, compatibility with the surrounding land use, urban design, environmental and topographical constraints, the provision of infrastructure, etc. The development of multi-storey buildings exceeds the stipulated development intensity and may thus go against the planning intention of "Village Type Development" zones. Moreover, small houses are currently exempted from certain controls under the Buildings Ordinance based on the height and area, etc. of small houses and the consideration of their building safety. The building safety aspect will be a concern if multi-storey small house developments are to be allowed.

(3) As at end of February 2013, 3 759 small house applications were pending processing.

The Lands Department has not compiled statistics on or estimated the existing number of indigenous villagers in recognised villages who are 18 years of age or above and are eligible but have not applied for a small house grant. The number is constantly changing with the birth and ageing of indigenous villagers. In addition, whether or not an indigenous villager will apply for a small house grant is dependent on his own personal circumstances and wish, and not all eligible indigenous villagers aged 18 years or above will submit an application.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)040

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2262

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The estimated expenditure for 2013-14 is $128 million higher than the revised estimate for 2012-13, representing an increase of 20.7%. The Administration has explained that this is due to the net increase in cash flow requirement for non-recurrent items and the increased operating expenses to meet the demands of on-going and new commitments. What are the non-recurrent items which require an increase of provision? What is the additional provision required? What are the reasons for the net increase in cash flow requirement? What are the new commitments?

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

The increase of $128.8 million (20.7%) in the 2013-14 estimate over the revised estimate for 2012-13 is mainly due to the increase in cash flow requirement for the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) ($170 million), partly offset by the decrease in cash flow requirement for the Operation Building Bright ($56.97 million). The objective of BMGSEO is to provide financial assistance to help elderly owner-occupiers to repair and maintain their self-occupied buildings and to upkeep building safety.

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, increasing land and housing supply, public consultation on the proposal for setting up a dedicated statutory Harbourfront Authority, refinement of revitalisation measures for industrial buildings, etc. The estimated increase in provision for operational expenses in 2013-14 is about $15.77 million. It is not possible to give a breakdown on such expenses as resources are pooled together to meet our work requirements.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)041

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2598

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:

Although the Government has indicated that the Operation Building Bright (OBB) is a one-off special programme, it has been well received by owners of old buildings over the past three years. Please advise this Committee on the following -

(a) Will the Government consider allocating funding in the 2013-14 financial year to launch a new round of the OBB?

(b) If not, will the Government consider launching similar programmes to respond to the aspirations of owners of old buildings?

Asked by: Hon. MA Fung-kwok

Reply:

(a) Operation Building Bright (OBB) is a specific measure for preserving jobs amidst the 2008 financial tsunami. This $3.5 billion one-off project aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety. We do not have plan to launch a new round of OBB or make further injection into the project.

(b) It is the owners' responsibility to maintain the safety of their own properties. Through other existing assistance schemes, including the "Integrated Building Maintenance Assistance Scheme", "Building Maintenance Grant Scheme for Elderly Owners" and "Comprehensive Building Safety Improvement Loan Scheme", etc, the Hong Kong Housing Society, Urban Renewal Authority and Buildings Department will continue to

render technical and financial support to building owners to help them carry out repair and maintenance works to improve the conditions of their buildings.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)042

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1770

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In order to increase housing land supply, the Government plans to redevelop or convert the land use of even very small sites in urban areas, such as those two sites in Shanghai Street in Mong Kok (with an area of only 0.0252 hectare and 0.0611 hectare respectively). In this connection, has the Government assessed in detail whether there are sufficient supporting facilities for such "tiny" residential sites and whether they are compatible with the surrounding environment in future before including them in the Land Sale Programme? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. MO, Claudia

Reply:

As one of the measures to increase housing land supply, the Planning Department (PlanD) conducts land use review of sites in various zonings to identify those that are suitable for rezoning as residential use. In considering the suitability of a site for residential use, PlanD takes into account a number of factors such as the location of the site, characteristics of the area, the surrounding environment, urban design, and the supporting infrastructure and facilities.

The two sites in Mong Kok referred to in the question are considered suitable for residential use. The proposed development parameters of the two sites are similar to those of the residential sites in their vicinity and their use for residential purpose is considered compatible with the nearby land uses.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)043

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1771

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government plans to demolish a number of public car parks and convert them to commercial sites, such as the Middle Road Car Park in Tsim Sha Tsui and the Rumsey Street Car Park in Sheung Wan. Has the Administration assessed in detail the impacts of demolition of public car parks on local traffic and the general public before? If yes, what are the findings and what remedial measures will be taken? If not, what are the reasons?

Asked by: Hon. MO, Claudia

Reply:

In planning the redevelopment of purpose-built multi-storey public car parks, the Government will take into consideration, inter alia, the traffic impacts including the adequacy of car-parking facilities in the area concerned to ensure that any adverse impact would be suitably taken care of.

The Middle Road Multi-storey Car Park currently provides 785 private car parking spaces and 115 motorcycle parking spaces. Its average daily utilisation rate in 2012 was around 30%. A traffic impact assessment was carried out in connection with this redevelopment proposal in 2012, taking into account the parking demand in the nearby areas and of the redevelopment itself, and the supply of parking spaces in the vicinity. Based on the outcome of the traffic impact assessment, the new development on the site will be required to provide not less than 345 private car parking spaces and 39 motorcycle parking spaces.

The Rumsey Street Multi-storey Car Park currently provides 822 private car parking spaces and 148 motorcycle parking spaces. Its average daily utilisation rate in 2012 was around 43%. The redevelopment potential of the site is being studied and the traffic impacts will be covered in the study.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)044

Question Serial No.

1595

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under *Matters Requiring Special Attention in 2013-14*, it says the branch will continue to arrange for the sale of government land through Government-initiated land sale and the Application List (AL) system, as well as to increase land supply for private housing through implementing a host of measures. However, on 28 February 2013, the Secretary for Development announced to cease the AL system starting from the 2013-14 fiscal year. In this connection, will the Administration inform this Committee:

(a) whether it has taken any review of the AL system before making the decision; if it has, of the details;

(b) the number of land sites triggered by the AL system, the land premiums incurred and the units of flats produced on these land sites in each year since 2002. Please provide a breakdown to specify the location, size, number of flats produced and land premiums incurred on each of these sites; and

(c) the number of land sites the Administration will put up for sale, the gross floor area to be provided in total as well as the targeted number of flats it aims to provide in each quarter of 2013-14. Please provide a breakdown to specific the location, size, number of flats to be produced on each of these sites.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

(a) Increasing land supply to meet the housing and other needs of the community is at the top of the Administration's agenda. Working towards this objective, we review the mechanisms and programmes concerned from time to time. The mechanisms used for supplying government land are among them, and are examined and deliberated at the senior level of the Administration. The decision to abolish the Application Mechanism was made after thorough discussion and careful examination. In line with our policy to introduce new measures as soon as they mature, we announced the abolition of the Application Mechanism at the press conference on the 2013-14 Land Sale Programme on 28 February 2013.

(b) The information on sites triggered and sold for residential development since 2002 is set out at **Annex**.

(c) The Government will continue to announce in advance the quarterly land sale programme and list out the sites planned to be sold in the quarter to provide transparency and certainty for the market.

In April to June 2013, the Government will tender seven residential sites which could provide about 2 400 flats in total. Details of the sites are set out below. The actual flat number of each site is subject to the actual design by developers. The Government will announce the sites to be sold in the other three quarters of 2013-14 in due course.

Item	**Lot No.**	**Location**	**User**	**Site Area (ha) (about)**
1.	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin	Residential R2	0.7714
2.	TMTL 435	Area 55, Castle Peak Road, Tuen Mun	Residential R3	1.1626
3.	TKOTL 93	Tseung Kwan O Area 68B1	Residential R3	2.6302
4.	TKOTL 126	Tseung Kwan O Area 68B2	Residential R3	2.7421
5.	STTL 563	Area 56A, Kau To, Sha Tin (Site B6)	Residential R3	0.5950

6.	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road, Area 55, So Kwun Wat, Tuen Mun	Residential R3	0.3457
7.	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island	Residential R4	0.1438

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Annex

Sites Triggered and Sold for Residential Development since 2002
(as at end February 2013)

Sale/Tender Award Date	Lot Number	Location	Area (square meters)	Premium ($million)	Flat Number (Note)
15 April 2002	KIL 11158	Hoi Fai Road, West Kowloon Reclamation, Kowloon	10 450.00	1,640.00	700
15 April 2002	NKIL 6196	Junction of Cornwall Street and Tat Chee Avenue, Kowloon	14 700.00	570.00	219
25 May 2004	STTL 487	Area 77, Ma On Shan, Sha Tin, New Territories	14 006.00	2,090.00	1 030
25 May 2004	STTL 510	Tung Lo Wan Hill Road, Sha Tin, New Territories	10 626.00	865.00	122
15 June 2004	NKIL 6330	Sa Po Road, Kowloon	3 521.00	1,010.00	266
12 October 2004	KIL 11124	Sheung Shing Street, Homantin, Kowloon	17 756.00	9,420.00	500
12 October 2004	NKIL 6308	Junction of King Fuk Street, King Tai Street and Prince Edward Road East, San Po Kong, Kowloon	12 701.00	4,700.00	1 159
27 September 2005	KIL 11168	Hoi Ting Road, West Kowloon Reclamation Area	7 397.00	3,190.00	964 (KIL 11167 and KIL 11168 were combined into one single development by the developer)
27 September 2005	KIL 11167	Junction of Hoi Wang Road and Hoi Ting Road,West Kowloon Reclamation Area	6 179.00	2,730.00	
27 September 2005	NKIL 6350	Fung Shing Street, Ngau Chi Wan, Kowloon	14 459.00	4,230.00	723

18 July 2006	Lot 246 in DD 331	Cheung Sha, Lantau Island, New Territories	2 240.00	30.50	4
12 September 2006	TLTL 68	Castle Peak Road – Tsing Lung Tau, New Territories	2 076.00	53.00	4
28 November 2006	NKIL 6374	1 Broadcast Drive, Kowloon Tong, Kowloon	6 088.00	1,940.00	120
28 November 2006	STTL 548	Area 77, Ma On Shan, Sha Tin, New Territories	16 440.00	3,240.00	1 143
19 December 2006	RBL 1159	No. 12 Mount Kellett Road, The Peak, Hong Kong	7 353.00	1,800.00	12
13 March 2007	TPTL 187	Pak Shek Kok Reclamation Phase I, Site A, Tai Po, New Territories	10 028.00	2,110.00	193
13 March 2007	TPTL 188	Pak Shek Kok Reclamation Phase I, Site C, Tai Po, New Territories	19 902.00	3,500.00	548
13 March 2007	TPTL 195	Junction of Plover Cove Road and Po Wu Lane, Tai Po, New Territories	2 750.00	570.00	127
27 March 2007	Lot 1848 in DD Cheung Chau	Shui Hang, Cheung Chau	10 382.00	96.50	23
8 May 2007	KIL 11073	Junction of Hoi Wang Road, Yan Cheung Road and Yau Cheung Road, West Kowloon Reclamation Area, Kowloon	8 060.00	4,000.00	740
29 May 2007	TMTL 422	Tsing Lung Road, Area 58, Siu Lam, Tuen Mun, New Territories	15 030.00	960.00	75

29 May 2007	TMTL 449	Tsing Fat Lane, Area 58, Siu Lam, Tuen Mun, New Territories	17 042.00	780.00	91
12 June 2007	KIL 11146	Hoi Fai Road, Kowloon	11 353.00	5,560.00	650
31 July 2007	NKIL 6309	3 Chun Yan Street, Wong Tai Sin, Kowloon	9 502.00	3,980.00	968
17 September 2007	TPTL 186	Pak Shek Kok Development Area, Phase 1, Site B, Tai Po, New Territories	22 126.00	4,550.00	482
15 October 2007	AIL 451	Welfare Road, Aberdeen, Hong Kong	6 403.00	5,710.00	411
15 October 2007	Lot 245 in DD 331	Cheung Sha, Lantau Island, New Territories	16 587.00	482.00	16
9 May 2008	Lot 1200 in DD 217	Pak Sha Wan, Sai Kung, New Territories	191.40	16.50	1
28 December 2009	TPTL 200	Pak Shek Kok Development Area, Site D1, Tai Po, New Territories	20 925.00	5,150.00	1 077 (TPTL 200 and TPTL 201 were combined into one single development by the developer)
28 December 2009	TPTL 201	Pak Shek Kok Development Area, Site D2, Tai Po, New Territories	20 925.00	5,250.00	
22 February 2010	TKOTL 76	Area 66B, Tseung Kwan O, New Territories	12 300.00	3,370.00	784
11 May 2010	TCTL 37	Area 55b, Tung Chung, Lantau Island	26 200.00	3,420.00	1 419

24 May 2010	FSSTL 177	Junction of Ma Sik Road and Sha Tau Kok Road (Lung Yeuk Tau Section), Area 19, Fanling, New Territories	8 900.00	1,330.00	728
17 August 2010	KIL 11125	204 Argyle Street, Kowloon	7 326.00	4,100.00	228
17 August 2010	KIL 11120	Hung Hom Bay Reclamation Site D1, Junction of Oi King Street and Hung Luen Road, Kowloon	7 551.00	3,510.00	321
31 August 2010	NKIL 6306	1 Ede Road, Kowloon Tong, Kowloon	2 399.00	1,285.00	41
12 October 2010	NKIL 6423	3 And 5 Ede Road, Kowloon Tong, Kowloon	2 808.00	1,630.00	47
3 November 2010	NKIL 6493	Inverness Road, Kowloon Tong, Kowloon	7 046.00	2,170.00	134
6 September 2011	Lot 1282 in DD 253	Pak Shek Wo, Sai Kung	2 400.00	121.50	6
30 May 2012	RBL 1190	Deep Water Bay Drive, Hong Kong	10 249.00	6,000.00	Subject to actual design by developer
30 May 2012	Lot 673 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 142.50	15.01	Subject to actual design by developer

Note:

1. Except "Subject to actual design by developer", the flat number in the above table is based on the building plans approved by the Buildings Department and the production forecast by the Rating and Valuation Department.

2. A commercial/residential site known as Fanling Sheung Shui Town Lot 225 was sold by auction on 5 May 2009. According to the design by the developer, no residential floor area is proposed for the development on the lot.

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)045

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1603

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In paragraph 105 of the Budget speech, the Government commits to increasing the supply of commercial land to provide room for further development of economic activities in Hong Kong. Despite the decrease in rentals of Grade A offices, Hong Kong still faces a significant shortage in Grade A offices. Apart from the relocation of government offices from Central Business Area, what other measures will the Administration adopt to encourage urban renewals within the CBD, facilitating the rebuilding of commercial buildings for the provision of more Grade A offices?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

Apart from continuing to work on relocating government offices away from the Central Business District (CBD), we are actively taking forward the conversion of suitable government sites within CBD to commercial use with the objective of making available more commercial sites for development of Grade A offices. For instance, the Murray Road Multi-storey Car Park site is planned for private commercial development and could provide about 40 000 square metres of floor area for Grade A offices. The Government will also continue to facilitate the transformation of Kowloon East, which has the potential to provide about four million square metres of additional office floor space, into another CBD.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)046

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1605

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2013-14, it says the branch will increase land supply for private housing through implementing a host of measures. Meanwhile, the Secretary for Development told the media on 28 February 2013 when announcing 2013-14 Land Sale Programme that 22 out of 28 new residential sites under the 2013-14 Land Sale Programme had yet to enter or complete the town planning process for rezoning. Will the Administration inform this Committee:

a) What efforts have been and will be put to ensure the outstanding sites will be available for sale within 2013-14?

b) What efforts will be put to deal with possible legal challenges against the rezoning exercises?

c) By rezoning a number of sites for residential uses, some of the sites initially planned for other uses such as medical services and education will be affected. How will it strike a proper balance between various land uses of the society?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent. The arrangement to include sites the sale of

which is subject to the statutory zoning process (and other administrative arrangements such as termination of government land allocation and short-term tenancies) is in line with the established practice). The arrangement can provide the market with information about anticipated land supply and facilitate their necessary preparation. The departments concerned will accord priority to the relevant preparatory work and strive to speed up the completion of the relevant procedures.

In considering the suitability of a site for housing purpose, Planning Department (PlanD) will take into account various factors such as the location of the site, the characteristics of the area, the surrounding environment, urban design and supporting infrastructures. For sites which are earmarked for government, institution or community (G/IC) uses, PlanD will also take into account the development programme or utilisation level of G/IC facilities, consult the relevant departments on the need to reserve such sites, and make reference to the Hong Kong Planning Standards and Guidelines to ensure that the provision of G/IC facilities will not be adversely affected. PlanD will identify alternative suitable sites for the planned G/IC use or explore space for combining the affected facilities into a joint user complex as necessary.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)047

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1606

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2013-14, it says the branch will increase land supply for private housing through implementing a host of measures. Meanwhile, the Secretary for Development told the media on 28 February 2013 when announcing the 2013-14 Land Sale Programme that the Administration would set flat number requirement in land sale conditions according to market situation and characteristics of individual sites. Will the Administration inform this Committee:

(a) What is the mechanism for the practice of setting flat number requirement in land sale conditions?

(b) What parameters will be set in the flat number requirement in land sale conditions?

(c) Will the requirement be subject to the size of the land sites?

(d) Will there be restrictions on the size of the flats?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Government first introduced in 2010 the measure under which the minimum number of residential flats to be built and flat size restrictions are stipulated in the land sale conditions of specific residential sites for sale. This measure aims at increasing the supply of small and medium-sized flats in the market. In addition, the Government has introduced since 2011-12 another measure under which restrictions can be imposed on specific residential sites for sale requiring the developer to provide not less than a certain number of flats on the site in order to ensure the number of residential flats supplied.

As a result of the imposition of these requirements to a number of government sale sites for residential development and West Rail property development projects, and in view of the resumption of the Home Ownership Scheme, the supply of small and medium-sized flats in the market is expected to increase notably in the coming years. We will continue to monitor closely the situation of the property market and consider imposing such requirements in the land sale conditions of individual land sale sites as appropriate having regard to the prevailing market circumstances. In considering whether to impose such requirements, we will take into account a host of factors including but not limited to the market situation, and the area, location, characteristics and development parameters of the sites.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)048

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1619

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

Subhead (No. & title): 000 Operational expenses

Programme:

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

Director of Bureau: Secretary for Development

Question:

Referring to paragraph 99 of FS's budget speech which states that "additional resources (will be allocated) to the relevant departments to increase their manpower in order to speed up land supply", please specify the departments to which will these additional resources be allocated, the increased establishment and how the increased manpower will be delegated.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

To expedite the various processes involved in increasing land supply, additional resources have been allocated to the Buildings Department, Civil Engineering and Development Department, Lands Department and Planning Department. The amount of additional provision allocated to the departments in 2013-14 and their respective increase in manpower are as follows -

Department	**Number of Non-Directorate Posts**	**Additional Provision ($ million)**
Buildings Department	10	5.806
Civil Engineering and Development Department	4	3.065
Lands Department	22	11.154
Planning Department	14	7.268

The additional manpower and resources will be deployed to speed up the various processes.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)049

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1920

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Financial Secretary has indicated that he will allocate additional resources to the relevant departments to increase their manpower in order to speed up land supply. Will the Administration advise on the departments to which additional resources will be allocated, the amount of additional provision to be allocated to each of the departments, the manpower to be increased and the time to be saved after the process is expedited?

Asked by: Hon. TIEN Pei-chun, James

Reply:

To expedite the various processes involved in increasing land supply, additional resources have been allocated to the Buildings Department, Civil Engineering and Development Department, Lands Department and Planning Department. The amount of additional provision allocated to the departments in 2013-14 and their respective increase in manpower are as follows -

Department	**Number of Non-Directorate Posts**	**Additional Provision ($ million)**
Buildings Department	10	5.806
Civil Engineering and Development Department	4	3.065

Lands Department	22	11.154
Planning Department	14	7.268

The additional manpower and resources will be deployed to speed up the various processes but we are unable to give a quantitative assessment on the time shortened as every case is different in circumstances.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)050

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0551

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

Subhead (No. & title): 000 Operational expenses

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question:

What is the estimated expenditure on the salary for Secretary for Development, the Under Secretary for Development and the Political Assistant to Secretary for Development in 2013-14 respectively?

Asked by: Hon. TO Kun-sun, James

Reply:

For budgetary purposes, the provisions for the salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development and Political Assistant to SDEV for 2013-14 are $3.38 million, $2.54 million and $1.18 million respectively.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)051

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0554

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Administration has indicated that the "North East New Territories New Development Areas Planning and Engineering Study" was conducted in 2012-13. What was the expenditure involved? The Administration will continue the work on the "North East New Territories New Development Areas Planning and Engineering Study" in 2013-14. What is the expenditure involved? Will consultation be carried out again to engage the whole community in planning?

Asked by: Hon. TO Kun-sun, James

Reply:

The North East New Territories New Development Areas (NENT NDAs) Planning and Engineering Study commissioned by the Civil Engineering and Development Department and Planning Department commenced in June 2008. The approved project estimate of the Study is $54.2 million. The revised estimate for the Study in 2012-13 is $8.2 million and the estimated expenditure in 2013-14 is $8.5 million.

The NENT NDAs Study comprised three stages of public engagement exercise to solicit views and suggestions from the community. We conducted the Stage 3 Public Engagement (PE3) exercise from June to September 2012 to consult the public on various matters including the Recommended Outline Development Plans (RODPs). We are analysing the public comments received and examining appropriate adjustments to the RODPs from the planning and engineering feasibility perspectives. Based on the results of the detailed technical assessments, we plan to finalise the planning proposals of the Study and publish the PE3 Report of the Study around mid-2013. Following the completion of the Study, we will initiate the statutory planning procedures which will include public

inspection of the planning proposals and other preparation work required for taking forward the development project.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)052

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0831

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

(a) The Government estimated that 35 400 private residential flats could be produced in the 2011-12 Land Sale Programme and that 29 800 flats could be produced in the 2012-13 Land Sale Programme. How many sites were put up for sale by the Government in these two years? What is the difference between the estimated and actual numbers? What are the reasons for this? What measures will be taken to reduce the difference so as to increase housing land supply?

(b) Please provide a breakdown of the five sources of land supply for private housing from 2011-12 to 2012-13. Of which, how many sites were sold by the Government? How many private residential flats can be provided? How is it different from the number of flats which is estimated to be provided originally (when the Land Sale Programme was announced)? How many flats are estimated to be provided in each of the sites sold? How many railway property development projects have been successfully tendered? How many flats can be produced? How is it different from what is estimated originally? How many flats are estimated to be provided in each of the sites? How many flats can be provided by the projects of the Urban Renewal Authority? How is it different from what is estimated originally? How many flats are estimated to be provided in each of the sites? How many flats can be provided by projects subject to lease modification or land exchange? How is it different from what is estimated originally? How many flats can be provided by private redevelopment projects not subject to lease modification or land exchange? How is it different from what is estimated originally?

Asked by: Hon. TO Kun-sun, James

Reply:

The Government first announced in the 2010 Policy Address that, to ensure a healthy and stable property market, on average land needs to be made available annually for some 20 000 private residential flats. The 2013-14 Budget Speech reaffirms the Government's aim to maintain on average the provision of land for building about 20 000 private residential units each year. This refers to the flat production capacity of the land that can be made available in a year and is not a fixed target for residential flat production. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market.

The sources of private housing land supply include government land sale sites, railway property development projects (including West Rail projects and projects of the MTR Corporation Limited (MTRCL)), projects of the Urban Renewal Authority (URA), private property projects subject to lease modification/land exchange and private redevelopment projects not subject to lease modification/land exchange.

When announcing the annual Land Sale Programmes for 2011-12 and 2012-13, the Government estimated that the flat production capacity of the above housing land supply sources for 2011-12 and 2012-13 was 35 400 and 29 800 flats respectively. These figures on forecast of estimated supply referred to the housing land from these sources that could potentially be supplied to the market for private residential developments in the two financial years respectively. The forecast of flat production capacity from private housing land supply sources made before a financial year is inevitably different from the number of residential units estimated to be produced from the private housing land actually supplied during that financial year, as the latter will depend on the results of government land sale, tenders of railway property development projects and the URA's projects, developers' initiative to execute lease modifications, etc. It should also be noted that the actual number of residential units to be produced eventually on such private housing land is subject to the actual design by the developers of such projects, save for those government sale sites imposed with flat size/number restrictions.

The forecast of flat production capacity from private housing land supply sources made before the beginning of a financial year, and the number of residential units estimated to be produced from the private housing land actually supplied (or expected to be supplied) during the financial years of 2011-12 and 2012-13 are set out below:

Source	2011-12		2012-13	
	Forecast of flat production capacity estimated in Feb 2011	**Number of residential sites from land supplied estimated in May 2012**	**Forecast of flat production capacity estimated in Feb 2012**	**Number of residential sites from land supplied estimated in Feb 2013**
Government Land Sale Programme	16 000 (52 sites included in 2011-12 Land Sale Programme)	7 870 (27 sites sold)	13 500 (47 sites included in 2012-13 Land Sale Programme)	8 200 (24 sites sold/to be sold)
West Rail Property Development Projects	6 700 (3 sites)	4 260 (2 sites sold)	4 300 (4 sites)	4 100 (3 sites sold)
MTRCL Property Development Projects	7 900 (3 sites)	0	6 200 (3 sites)	2 900 * (1 site to be tendered)
Projects of URA	200 (2 sites)	1 090 (5 sites sold/ implemented)	1 200 (3 sites)	900 (3 sites sold/ implemented)
Projects Subject to Lease Modification/ Land Exchange	3 300 (average of 2006 to 2010)	4 070 (Apr 2011 to Mar 2012)	3 300 (average of 2006 to 2010)	700 (Apr 2012 to 15 Feb 2013
Private Redevelopment Projects Not Subject to Lease Modification/ Land Exchange	1 300 (average of 2006 to 2010)	2 170 (Apr 2011 to Mar 2012)	1 300 (average of 2006 to 2010)	2 500 (Apr 2012 to end Jan 2013)
Total:	**35 400**	**19 460**	**29 800**	**19 300**

* Excluding one site the tendering exercise of which was unsuccessful.

The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)053

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0833

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government estimates that 25 800 private residential flats will be provided in the 2013-14 Land Sale Programme. Of which, the Government estimated that 46 sites will be put up for sale, which are capable of producing 13 600 flats, and that 5 700 flats and 1 800 flats will be provided by railway property development projects and projects of the Urban Renewal Authority (URA) respectively. What are the site area, plot ratio, floor area that could be constructed and number of residential flats that could be built in respect of these 46 sites and each of the railway property development projects and projects of the URA? What factors are expected to affect the sale of these sites in the market? What measures will be taken by the Government to prevent these factors from taking place so as to ensure that 25 800 residential flats can be produced in 2013-14?

Asked by: Hon. TO Kun-sun, James

Reply:

The Government first announced in the 2010 Policy Address that, to ensure a healthy and stable property market, on average land needs to be made available annually for some 20 000 private residential flats. The 2013-14 Budget Speech reaffirms the Government's aim to maintain on average the provision of land for building about 20 000 private residential units each year. This refers to the flat production capacity of the land that can be made available in a year and is not a fixed target for residential flat production. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market.

The Government estimated in end February 2013 that in 2013-14, the different sources of private housing land supply, namely the residential sites in the 2013-14 Land Sale Programme, railway property development projects, projects of the Urban Renewal Authority (URA), development projects subject to lease modification/land exchange and private redevelopment projects not subject to lease modification/land exchange, have a capacity to produce about 25 800 flats.

The 46 residential sites in the 2013-14 Land Sale Programme and their site area are available on the website of the Lands Department (http://www.landsd.gov.hk). The development parameters of each site will be set out in the draft land sale conditions which will be uploaded onto the website of the Lands Department in due course. The actual number of flats to be built on each site is subject to actual design by developers.

As forecast in end February 2013, the railway property development projects planned to be tendered in 2013-14 include the West Rail sites at Long Ping Station (South) (about 0.8 hectares; about 720 flats) and Yuen Long Station (about 3.4 hectares; about 1 880 flats), as well as the MTR Corporation Limited's own sites in Tseung Kwan O (about 2.4 hectares; about 1 600 flats) and Tin Shui Wai Light Rail Terminus (about 1.8 hectares; about 1 500 flats).

The URA's projects planned to be tendered in 2013-14 account for about 1.9 hectares and could yield about 1 800 flats.

The estimated supply capacity from the different sources refers to the potential housing land that can be supplied to the market for private residential developments within the year. The actual supply of housing land will depend on the results of government land sales and tenders of railway property development projects and the URA's projects, developers' initiative to execute lease modifications, etc.

The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)054

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0834

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the 2013-14 Land Sale Programme, the Government has listed 22 sites for which the planning procedures have not been completed. Please advise on the district, location, site area, estimated plot ratio, permitted floor area and estimated number of residential units in respect of each of the 22 sites, and the timetable for arranging the planning process. When the planning procedures are expected to be completed so that tenders can be invited?

Asked by: Hon. TO Kun-sun, James

Reply:

The 2013-14 Land Sale Programme includes 46 residential sites, of which the sale of 22 sites (see list below) was subject to completion of the necessary planning procedures as at end February 2013. The development parameters of each site will be set out in the draft land sale conditions which will be uploaded onto the website of the Lands Department as and when they are ready. The actual number of flats to be built on each site is subject to actual design by developers save for those on which flat number restrictions are imposed. The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent.

Lot No.	Location	Site Area (ha) (about)
TMTL 497	So Kwun Wat Road, Tuen Mun (opposite to A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	0.3267
TMTL 498	Junction of Wu On Street and Wu Hong Street, Tuen Mun	0.2231
STTL 581	Whitehead, Ma On Shan, Sha Tin	3.7700
Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung	0.8130
TMTL 501	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	0.3500
KIL 11238	322 & 324 Reclamation Street / 445 & 447 Shanghai Street, Mongkok	0.0252
KIL 11240	Junction of Soy Street and Shanghai Street, Mong Kok	0.0611
NKIL 6536	Renfrew Road, Kowloon Tong, Kowloon	0.8800
NKIL 6520	Fung Shing Street, Ngau Chi Wan, Kowloon	0.6940
Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, former Peng Chau Chi Yan Public School (Northern Portion)	0.1709
RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	1.0930
Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung	0.1280
Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung	0.3390
NKIL 6534	Junction of Fuk Wa Street and Fuk Wing Street, Cheung Sha Wan, Kowloon	0.2250
TMTL 494	Off Kwun Fat Street, So Kwun Wat, Tuen Mun	5.8900

TMTL 505	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs Cheng Yam On Millennium School)	2.2520
TMTL 506	Junction of So Kwun Wat Road and Castle Peak Road – So Kwun Wat, Area 55, Tuen Mun	0.8833
TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po	1.9000
TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po	1.9000
YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	0.3315
STTL 593	Junction of On Ming Street and On Muk Street, Shek Mun, Sha Tin	1.0100
STTL 594	On Muk Street, near river channel, Shek Mun, Sha Tin	0.8400

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)055

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0835

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

(a) Which railway property development projects were unsuccessfully tendered in the past five years (i.e. from 2008-09 to 2012-13)? What are their location, site area, expected plot ratio, domestic floor area that could be provided, number of residential units that could be built? Among them, which projects have not been tendered successfully until now? When are these projects expected to be tendered again?

(b) Regarding the four railway property development projects planned to be tendered in 2013-14, what are their location, site area, expected plot ratio, domestic floor area that could be provided, number of residential units that could be built? Has the Government examined the division of these projects into smaller ones for bidding by more developers so as to reduce the risk of unsuccessful tendering and expedite the supply of housing land?

Asked by: Hon. TO Kun-sun, James

Reply:

The West Rail property development projects are taken forward by the West Rail Property Development Limited, a company jointly founded by the Government and the Kowloon-Canton Railway Corporation for the purpose of developing the West Rail property sites. The MTR Corporation Limited (MTRCL) is the agent for implementing and conducting the tendering for such projects. The results of tendering are subject to the prevailing market conditions. The Government will liaise closely with the MTRCL on the West Rail property projects to ensure their smooth implementation in order to increase housing land supply.

As a listed company, the MTRCL has the discretion to determine how to implement its own property development projects.

The railway property development projects that had experienced unsuccessful tendering during 2008-09 to 2012-13 include West Rail Nam Cheong Station, West Rail Tsuen Wan West Station TW5 (Bayside), Tai Wai Station and Tin Shui Wai Light Rail Terminus. The two projects at West Rail Nam Cheong Station (about 4.6 hectares; not less than 3 313 flats) and Tsuen Wan West Station TW5 (Bayside) (about 4.2 hectares; not less than 2 384 flats) were subsequently re-tendered and awarded in October 2011 and August 2012 respectively.

The MTRCL plans to re-tender its own projects at Tai Wai (about 4.8 hectares; about 2 900 flats) and Tin Shui Wai Light Rail Terminus (about 1.8 hectares; 1 500 flats) over the next twelve months subject to market conditions.

As forecast in end February 2013, the railway property development projects planned to be tendered in 2013-14 include the West Rail sites at Long Ping Station (South) (about 0.8 hectares; about 720 flats) and Yuen Long Station (about 3.4 hectares; about 1 880 flats), as well as the MTRCL's own sites in Tseung Kwan O (about 2.4 hectares; about 1 600 flats) and Tin Shui Wai Light Rail Terminus (about 1.8 hectares; about 1 500 flats).

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)056

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0836

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

For the sites in the Land Sale Programme over the past five years (i.e. from 2008-09 to 2012-13), how many of them have not yet been sold and rolled over? How many of these sites have been included in the 2013-14 Land Sale Programme? How many of these sites have not been included in the 2013-14 Land Sale Programme? What are the reasons for this? What are the districts, locations, site areas, expected plot ratio, permitted floor areas and expected numbers of residential units in respect of these sites? When will these sites be expected to include in the Land Sale Programme?

Asked by: Hon. TO Kun-sun, James

Reply:

The following sites have been rolled-over to the 2013-14 Land Sale Programme:-

Lot No.	**Location**
STTL 563	Area 56A, Kau To, Sha Tin (Site B6)
STTL 482	Site 11, Area 77, Ma On Shan, Sha Tin
TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road, Area 55, So Kwun Wat, Tuen Mun
TMTL 490	Castle Peak Road, Tai Lam Chung, Tuen Mun

KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin
TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun
IL 9036	Murray Building, Cotton Tree Drive, Hong Kong
IL 8947	123 Gloucester Road and 219-227 Lockhart Road, former Wan Chai Police Station cum Wan Chai Police Married Quarters
Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island
TMTL 435	Area 55, Castle Peak Road, Tuen Mun
IL 9048	Schooner Street, Wan Chai
IL 9049	Sik On Street, Wan Chai
YLTL 528	Tak Yip Street, Tung Tau, Yuen Long
TKOTL 93	Tseung Kwan O Area 68B1
TKOTL 126	Tseung Kwan O Area 68B2
Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok
STTL 578	Area 56A, Kau To, Sha Tin
STTL 579	Area 56A, Kau To, Sha Tin
TMTL 497	So Kwun Wat Road, Tuen Mun (opposite to A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)
TMTL 498	Junction of Wu On Street and Wu Hong Street, Tuen Mun
STTL 581	Whitehead, Ma On Shan, Sha Tin
KIL 11235	Junction of Argyle Street and Canton Road, Kowloon (ex-Mong Kok Market Site)

The following sites in the 2012-13 Land Sale Programme have not been rolled-over to the 2013-14 Land Sale Programme.

Lot No.	**Location**	**Site Area (ha) (about)**
TPTL 208	Fo Chun Road, Pak Shek Kok, Tai Po	1.5000
TPTL 211	Fo Chun Road, Pak Shek Kok, Tai Po	1.5000
TKOTL 124	Tseung Kwan O Area 65C2	1.9900
Lot 1004 in DD 40	Che Ping Street, Sha Tau Kok	0.0458
RBL 1197	Mount Austin Road, The Peak, Hong Kong	0.1306

Out of these five sites, the first two were swapped for better planning with the other sites that have been included in the 2013-14 Land Sale Programme, the next one has been allocated for subsidised housing development, and the last two have not been rolled over and their future use is under consideration. As these sites are no longer in the Land Sale Programme, we are unable to provide their development parameters for private residential use.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)057

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0837

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In addition to the sites in the 2013-14 Land Sale Programme, how many sites for which planning procedures have been completed (i.e. "disposed sites") are ready for residential development? Please list the districts, locations, site areas, expected plot ratio, permitted floor areas and expected numbers of residential flats in respect of those "disposed sites". Will the Government consider formulating a five-year programme on the planning of housing land to announce annually the "disposed sites" to be made available each year, the sites for which planning procedures are expected to be completed in one or two years and which will become "disposed sites" (i.e. sites in between "potential sites" and "disposed sites"), and the sites for which planning procedures are not expected to be completed in two years (i.e. "potential sites") in the future five years to let the public know the planning of housing land in Hong Kong in a more transparent manner?

Asked by: Hon. TO Kun-sun, James

Reply:

The Government is firmly committed to increasing land supply, and will continue to adopt a multi-pronged approach to increase land supply in the short, medium and long term. This includes making efforts to expedite the various processes to identify, assess and make available sites suitable for development. Sites suitable and ready for residential development will be allocated for public housing development or included in the Land Sale Programme as appropriate. Information about sites with potential for development is market sensitive. The Government has no plan to change the current arrangement of announcing the annual Land Sale Programme into which all sites anticipated to be available during that year will be included. Information on the sites in the 2013-14 Land Sale Programme can be found in the website of the Lands Department.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)058

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0838

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

(a) In the Land Sale Programme for each year, the five sources of land supply for housing will be listed by the Government. The number of residential units to be provided by the source "projects subject to lease modification or land exchange" is estimated on the basis of the average number in the past five years. However, the average number in the past ten years has been used for projection this year. What are the reasons?

(b) Regarding the source "projects subject to lease modification or land exchange", what is the actual number of residential units to be provided in each of the past five years (i.e. from 2008-09 to 2012-13)? What is the average number?

(c) Regarding the source "projects not subject to lease modification or land exchange", what is the actual number of residential units to be provided in each of the past five years (i.e. from 2008-09 to 2012-13)? What is the average number?

Asked by: Hon. TO Kun-sun, James

Reply:

The estimated numbers of residential units to be produced on private housing land supplied in 2013-14 through the two sources of private property projects, namely those subject to lease modification / land exchange executed and those not subject to lease modification / land exchange, are based on the historical annual average figures over the past ten-year period, from 2003 to 2012. The number of such projects and the flats they supply vary from year to year. To smooth out the fluctuations in the estimates, annual average figures over the past ten years are adopted.

The number of residential units estimated to be produced on housing land supplied through the two sources of private property projects over the period of 2003 to 2012 by calendar year is set out in the table below. It should be noted that these figures represent the number of residential units estimated to be produced on the sites with projects executed or implemented during those years. The actual number of residential units to be produced eventually on such sites is subject to the actual design by developers of these projects.

Calendar Year	**Projects subject to lease modification or land exchange (estimated flat number)**	**Projects not subject to lease modification or land exchange (estimated flat number)**
2003	2 200	100
2004	5 700	400
2005	5 600	700
2006	800	1 000
2007	4 400	1 100
2008	3 300	900
2009	500	1 600
2010	7 300	2 000
2011	4 100	1 700
2012	700	3 000

(Rounded figures)

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)059

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0094

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the sale of land,

(a) it is stated in the Estimates of the Development Bureau and the Lands Department that in 2013-14, they will continue to arrange for sale of government land through the Application List system. However, the Government announced abolishing land sale by the Application Mechanism in the next financial year on 28 February. What are the impacts of this move on the estimated expenditure incurred by the relevant bureau and department, the estimated and target number of government sites to be sold as well as the flat production?

(b) the Government announced that it planned to put up for sale 46 residential sites in 2013-14. However, there is only the Land Sale Programme for the coming year. Why is that the Government has not devised the Land Sale Programme for the next few years altogether? Has the Government estimated how many sites amongst the 46 sites are more likely to draw no successful bid? If yes, what corresponding measures and precautions will it take?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

(a) Since the introduction of the Government-initiated Sale Mechanism alongside the Application Mechanism in 2010, the Government has in effect resumed the lead in supplying government land to the market. However, there were still concerns over land supply should developers choose not to trigger sites for sale under the Application Mechanism. The Government has thus decided to abolish the

Application Mechanism from 2013-14. The Government has included in the Land Sale Programme sites that it anticipates will be available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the statutory planning procedures for the relevant sites, to increase land supply to the greatest extent. The abolition of the Application Mechanism has no implication for the estimated expenditure incurred by the relevant bureaux and departments.

(b) The Government will continue its efforts to increase land supply through a multi-pronged approach, and expedite the supply of new sites to the market. We have no plan to change the current arrangement of announcing yearly the annual Land Sale Programme and quarterly the sites to be put up for sale. This will provide transparency to the market while preserving the Government's flexibility to respond to the market situations and demand. The Government will monitor the situation closely but will not speculate on the results of land sale.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)060

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0095

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In view of the unsuccessful tendering of property development projects owned by the MTR Corporation Limited (MTRCL) in the past, what specific measures will be taken by the Government in collaboration with the MTRCL to implement the West Rail property development projects not yet tendered so as to prevent a recurrence of similar incidents? Has the Government assessed the impacts of previous unsuccessful tendering cases on flat supply and private housing construction programme in Hong Kong? If yes, what are the assessment results? If not, what are the reasons? Will the Government conduct a comprehensive review of the tendering procedures and details of the property development projects owned by the MTRCL? If yes, what are the details and the expenditure and manpower involved? If not, what are the reasons?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The West Rail property development projects are taken forward by the West Rail Property Development Limited, a company jointly founded by the Government and the Kowloon-Canton Railway Corporation, for the purpose of developing the West Rail property sites. The MTR Corporation Limited (MTRCL) is the agent for implementing and conducting the tendering for such projects. The results of tendering are subject to the prevailing market conditions. The Government will continue to liaise closely with the MTRCL on the West Rail property projects to ensure their smooth implementation in order to increase housing land supply. While two of the West Rail projects had experienced unsuccessful tendering, namely Nam Cheong Station and Tsuen Wan 5 (Bayside), they were re-tendered successfully subsequently.

As for the MTRCL's own projects, the MTRCL, as a listed company, has the discretion to determine how to implement its own property development projects, including how to conduct the tendering of the projects.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)061

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0097

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What are the expenditure and manpower involved in the review on the New Territories Small House Policy by the Government? What are the latest progress and the preliminary results of the review? When will the review be expected to complete at the earliest? How would the Government follow up and handle the issue?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The existing small house policy has been in operation for a long period of time. A review of the policy is underway, using existing resources. The review inevitably involves complicated issues in various aspects including legal, environment and land use planning, all of which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite timetable for completing the review.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)062

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0098

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the ex-gratia compensation and re-housing arrangements in clearance exercises, the Government is now conducting review of these respects. What are the expenditure and manpower involved? What are the latest progress and the preliminary results of the review? When will the review be expected to complete at the earliest? How would the Government follow up and handle the issue? Has the Urban Renewal Authority involved in the review? If yes, what is its role and level and scope of involvement? If not, what are the reasons?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The Development Bureau is using its existing resources to review the ex-gratia compensation and rehousing arrangements for those affected by clearance exercises for public projects in consultation with relevant bureaux and departments. The review is still underway and we are unable to provide any preliminary results or completion date at this juncture. The details will be announced after completion of the review. As the ex-gratia compensation and rehousing arrangements are for public projects, the Urban Renewal Authority is not involved in the review.

Name in block letters: Thomas Chow

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

Date: 27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)063

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0099

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In 2013-14, what measures will be taken by the Administration to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion? What are the expenditure and manpower involved in these measures? What is the implementation timetable? As compared with 2012-13, what are the changes in the expenditure and manpower involved in revitalisation of industrial buildings in 2013-14? What are the reasons for these changes? Has the Administration assessed the effectiveness of the measures taken in recent years for revitalisation of industrial buildings? If yes, what are the assessment results? If not, what are the reasons and will assessment be conducted in future?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The Government announced in October 2009 a set of measures to facilitate redevelopment and wholesale conversion of older industrial buildings (the revitalisation measures) which came into effect on 1 April 2010. They aim at providing more suitable floor space to meet Hong Kong's changing social and economic needs. Up to end February 2013, the Lands Department had approved 65 applications under the revitalisation measures, and the projects concerned have a capacity to provide a total gross floor area of about 700 000 square metres of converted or new floor space.

In September 2011, the Government completed a mid-term review on the revitalisation measures, and subsequently introduced a number of refinements to allow more flexibility for wholesale conversion and encourage adoption of green building design and features. We also extended the deadline of application under the revitalisation measures for three years, from 31 March 2013 to 31 March 2016.

As announced by the Chief Executive in the 2013 Policy Address, we are examining possible further refinements to the existing revitalisation measures to better facilitate revitalisation of industrial buildings in appropriate land use zonings into non-industrial uses. We are examining the relevant details and will announce the further refinements when ready.

The work relating to revitalisation of industrial buildings, previously handled by the former Development Opportunities Office of the Development Bureau before its disbandment on 1 July 2012, is being undertaken using the existing resources of the Development Bureau. As the duties are among the other duties of the officers concerned, we are unable to provide a breakdown of the amount of expenditure or manpower used for the work.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)064

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2292

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 99 of the Budget Speech that the Government will allocate additional resources to the relevant departments to increase their manpower in order to speed up land supply. What are the departments involved? What is the amount of additional provision to be allocated to each of the departments and the number of staff to be increased? What are the ranks of such additional posts in each of the departments and whether they are provided on top of their current establishment or for filling the existing vacancies within their current establishment? If these new posts are provided on top of their current establishment, how many of them will be filled on civil service terms and non-civil service contract terms respectively?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

To expedite the various processes involved in increasing land supply, additional resources have been allocated to the Buildings Department, Civil Engineering and Development Department, Lands Department and Planning Department. The amount of additional provision allocated to the departments in 2013-14 and their respective increase in manpower are as follows -

Department	**Number of Non-Directorate Posts**	**Rank of Posts**	**Additional Provision ($ million)**
Buildings Department	1	Senior Building Surveyor	5.806
	1	Senior Structural Engineer	

Buildings Department (cont'd)	2	Building Surveyor	
	2	Structural Engineer	
	2	Survey Officer (Building)	
	2	Technical Officer (Structural)	
	Total: 10		
Civil Engineering and Development Department	1	Senior Engineer	3.065
	3	Engineer/Assistant Engineer	
	Total: 4		
Lands Department	2	Senior Estate Surveyor	11.154
	3	Estate Surveyor	
	1	Solicitor	
	5	Survey Officer/Survey Officer Trainee (Estate)	
	1	Senior Land Executive	
	3	Land Executive	
	3	Land Inspector I	
	2	Land Inspector II	
	1	Survey Officer/Survey Officer Trainee (Land)	
	1	Technical Officer/ Technical Officer Trainee (Cartographic)	
	Total: 22		
Planning Department	2	Senior Town Planner	7.268
	4	Town Planner/Assistant Town Planner	
	1	Senior Survey Officer (Planning)	
	1	Senior Technical Officer (Cartographic)	
	3	Survey Officer/Survey Officer Trainee (Planning)	

Planning Department (cont'd)	3	Technical Officer/ Technical Officer Trainee (Cartographic)	
	Total: 14		

The additional provision allocated to the departments concerned is for creation of the above new posts to be filled under civil service terms on top of their current establishment.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)065

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2413

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Development Bureau has announced the abolition of the Application List system. What is the work plan for converting the residential sites on the Application List for subsidised housing this year (i.e. 2013-14)?

Asked by: Hon. WONG Yuk-man

Reply:

The Government has decided to abolish the Application Mechanism from 2013-14. The Government plans to put up all these sites for sale, subject to the outcome of the necessary statutory process for some of the sites concerned, so as to increase the land supply for housing to the greatest extent.

Regarding supplying land for subsidised housing, the Government has an established mechanism to allocate suitable sites for this purpose and these sites are not included in the Government's Land Sale Programme.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)066

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2414

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In assisting the Urban Renewal Authority to undertake redevelopment projects under its business plan, does the Development Bureau have any measures to avoid the emergence of screen-like buildings which would aggravate local noise, air or light pollution?

Asked by: Hon. WONG Yuk-man

Reply:

In January 2011, the Government promulgated the "Sustainable Building Design Guidelines" (the Guidelines) which aim at enhancing the design standard of new buildings to foster a quality and sustainable built environment. The Guidelines provide a comprehensive guide, covering building separation and permeability, building set-back and site coverage of greenery of buildings, for promoting a better built environment. Buildings the design of which follows the Guidelines would not be wall-like. Project proponents of new building development are required to follow the Guidelines in order to obtain gross floor area concessions from the Building Authority. In most building plan submissions, the building design follows the Guidelines.

As a policy of the Urban Renewal Authority (URA), the design of all their projects is to follow the Guidelines. Furthermore, for URA projects that are taken forward by way of development scheme, approval by the Town Planning Board (TPB) would be required. URA has to submit other technical assessments such as Environmental Assessment, Visual Impact Assessment and/or Air Ventilation Assessment, as necessary, for seeking planning approval. TPB would take into account these assessments in considering whether to grant the approval.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)067

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2415

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The general public's demand for subsidised housing flats, public columbaria and Care-and-Attention (C&A) places is as strong as their demand for private housing. Will the Development Bureau convert some of the residential sites to subsidised housing flats, subsidised C&A places or other uses so that all the needs can be balanced?

Asked by: Hon. WONG Yuk-man

Reply:

With a view to putting precious land resource to optimal use, the Government, in planning the appropriate land uses for the developable land of Hong Kong, takes into consideration a host of factors including the demand for different types of land uses such as housing (both private and public) and community facilities, and relevant planning considerations such as the supporting transport and infrastructure facilities, the characteristics of the community, the impact on the environment, air ventilation and visual quality, aspiration of the community for quality urban environment, etc. We aim to strike an appropriate balance in planning the different types of land uses. The Planning Department will continue to liaise closely with the Housing Department, Food and Environmental Hygiene Department and Social Welfare Department to identify suitable land for, inter alia, subsidised housing, public columbaria and social welfare facilities.

Name in block letters: Thomas Chow

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

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)068

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2232

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2013-14, the Administration indicates that it will "continue to arrange for the sale of government land through Government-initiated land sale and the Application List system". However, the Secretary for Development announced the abolition of the Application List system after the delivery of the Budget. In this connection, please advise this Committee on the following -

1. Did the Financial Secretary and relevant officials know the abolition of the system when preparing the Budget? When did the Administration decide to abolish the system and what procedures did it follow? Was the matter discussed by the Executive Council?

2. What are the estimated expenditure and manpower for the system in 2013-14? What implications will the abolition of the system have on the expenditure and manpower?

Asked by: Hon. WU Chi-wai

Reply:

1. Increasing land supply to meet the housing and other needs of the community is at the top of the Administration's agenda. Working towards this objective, we review the mechanisms and programmes concerned from time to time. The mechanisms used for supplying government land are among them, and are examined and deliberated at the senior level of the Administration including, of course, the Financial Secretary and the other officials concerned. In line with our policy to introduce new measures as soon as they mature, we announced the abolition of the Application Mechanism at the press conference on the 2013-14 Land Sale Programme on 28 February 2013. All business of the Executive Council is confidential.

2. The abolition of the Application Mechanism has no expenditure or manpower implication for Development Bureau.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)069

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2233

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 Government has launched the Building Maintenance Grant Scheme for Elderly Owners since 2008 over a period of five years. The Government originally estimated that this would benefit over 30 000 households with elderly owner-occupiers in need. Up to this financial year, there is a current balance of $570 million under the scheme. In this connection, please advise this Committee on the following -

1. How many applications have been received in each of the past five years (2008-09, 2009-10, 2010-11, 2011-12, 2012-13)? How many of them have been successful? How many elders have been assisted? What is the total amount of grants involved?

2. Will the Government continue to implement the scheme? If yes, will the eligibility criteria for the scheme be relaxed? If not, how will the balance be handled?

Asked by: Hon. WU Chi-wai

Reply:

1. The Building Maintenance Grant Scheme for Elderly Owners ("the Scheme"), with a total funding of $1 billion, was launched in May 2008. The requested information for the past five years since the launch of the Scheme up to end of February 2013 is as follows -

Year	Number of Application Forms Received	Number of Approval-In-Principle (AIP) Issued (See Note 1 below)	Number of Elderly assisted and being assisted	Total AIP Amount ($)
May 2008 - Mar 2009	4 288	2 853	342	58,020,366
Apr 2009 - Mar 2010	2 685	2 325	5 872	67,246,143
Apr 2010 - Mar 2011	3 287	2 114	2 536	54,638,937
Apr 2011 - Mar 2012	2 339	1 905	2 286	50,552,403
Apr 2012 - Feb 2013	2 309	1 477	1 773	38,177,388
Total	**14 908**	**10 674**	**12 809**	**268,635,237**

Note 1 : Under the Scheme, each eligible elderly person can make multiple claims up to a total of $40,000 in a five-year period. The number of AIP issued only indicates the first AIP, i.e. counted once for all applications. The figure does not include the second or subsequent AIPs issued for the same application. As there is no restriction imposed on the types and number of claims for each application, applicants can apply for different types of works during the five-year period as long as their balance under the Scheme has not been exhausted.

2. Since its inception in May 2008, the Scheme has provided financial assistance to elderly owner-occupiers who need to repair and maintain their self-occupied buildings and to upkeep building safety. The remaining funds of the Scheme will continue to provide financial assistance to eligible elderly owner-occupiers for carrying out building safety improvement works. The Scheme caters for elderly owner-occupiers (aged 60 or above) whose income and asset meet the prescribed income and asset criteria. The income limit of the Scheme is the same as the income limit of the Normal Old Age Allowance (NOAA) whereas the asset limit is double of that of the NOAA. Under the established mechanism, the income and asset limits of the Scheme will adjust in tandem with the adjustments to the income and asset limits for the NOAA. We have no plan to change the income and asset criteria for the Scheme.

Name in block letters: Thomas Chow

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

Date: 27.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)070

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2234

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 100 of the Budget Speech that 46 residential sites capable of providing about 13 600 units in total will be included in the 2013-14 Land Sale Programme, and amongst these sites, 28 are new sites. The District Council concerned has been consulted on the site at Lei Yue Mun Path together with another two sites early this year, but in the end only the site at Lei Yue Mun Path will be included in the Land Sale Programme. In this connection, please inform this Committee of the following -

(1) Amongst the 46 sites, how many of them for which the consultation process on rezoning (a) is yet to commence; (b) is in progress and (c) has been completed?

(2) What criteria does the Administration use for including in the Land Sale Programme those sites for which consultation process is yet to commence or is in progress?

(3) Has the Government assessed which sites are likely to be rejected for rezoning? If yes, please provide information on these sites.

(4) If all the applications for rezoning of the sites for which consultation process is yet to be completed have been rejected, what is the number of residential units to be provided involved? What implications will this have for private housing supply this year?

Asked by: Hon. WU Chi-wai

Reply:

The 2013-14 Land Sale Programme includes 46 residential sites, of which the availability for sale of 22 sites was subject to completion of the necessary planning procedures as at end February 2013. The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent. The arrangement to include sites the sale of which is subject to the statutory zoning process (and/or other administrative arrangements such as termination of government land allocation and short-term tenancies) is in line with the established practice. The arrangement can provide the market with information about anticipated land supply and facilitate their necessary preparation. The departments concerned will accord priority to the relevant preparatory work and strive to speed up the completion of the relevant procedures. The Government has not assessed how many sites in the 2013-14 Land Sale Programme the rezoning of which is likely to be rejected.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)071

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2178

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under item 5 of *Brief Description* on page 334 of the Budget (2013-14), the Administration has stated that it "provided policy steer on various planning and engineering studies to increase land supply, including the "North East New Territories New Development Areas Planning and Engineering Study", "Hung Shui Kiu New Development Area Planning and Engineering Study", "Tung Chung New Town Development Extension Study" and other planning and land use reviews". Since tourism accounts for 4.5 per cent of GDP, building large shopping malls to attract tourists may boost proceeds, increase consumer spending and even create more job opportunities for the local community. Has the Government considered any large shopping mall developments in the above districts or at the border to alleviate the pressure on old areas and promote tourism? If yes, what are the details? If not, can planning studies be conducted as early as possible?

Asked by: Hon. YIU Si-wing

Reply:

The Government will formulate feasible land use frameworks in planning for the development of new towns and new development areas, including the provision of various commercial uses such as retail and services to facilitate the further development of different economic activities in Hong Kong.

The North East New Territories New Development Areas (NDAs) Planning and Engineering Study proposes various types of commercial uses including retail facilities, with a total gross floor area of about 520 000m^2 in the future NDAs. As the studies for the Hung Shui Kiu NDA and the Tung Chung New Town Development Extension are still on-going, more detailed planning proposals, including commercial uses, will only be available at a later stage.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)072

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2813

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 Department indicated that it would continue to take vigorous enforcement action against unauthorised building works (UBWs), including instigating more prosecutions this year (i.e. in 2013). Please provide the following information:

a) The number of cases convicted among all the cases instigated for prosecution by the Department over the past three years (i.e. 2010, 2011 and 2012);

b) The number of removal orders not yet followed up after their expiry dates; and

c) The respective number of staff in the Department responsible for removal of UBWs and for prosecution. Is there any plan this year to employ more staff, and what is the expenditure involved?

Asked by: Hon. CHAN Hak-kan

Reply:

(a) The number of prosecutions instigated by the Buildings Department (BD) against failure to comply with removal orders and the number of convictions in 2010, 2011 and 2012 are as follows:

Year	**No. of Prosecutions Instigated**	**No. of Convictions**(note)
2010	2 609	1 544
2011	2 264	1 794
2012	2 104	1 285

(Note: As there is a lapse of time between the serving of summonses and adjudications by the court, the convictions in a year may not necessarily arise from prosecutions instigated in that year.)

(b) For the removal orders issued in 2012 or before, as at 1 March 2013, 63 820 removal orders were still under various stages of follow-up and had yet been complied with, including 11 306 of those issued in 2012. These orders had been registered in the Land Registry as an encumbrance to property title. Upon issue of a removal order, the BD will take action to demand compliance by the owners themselves. Where the orders have not been complied with after the specified period, the BD will issue reminders and, if necessary, warning letters to the owners to urge them to comply with the orders before considering whether to instigate prosecution. In case owners encounter genuine difficulties in arranging the works, an extension of time may be granted on a case-by-case basis where justified to allow them more time to comply with the orders. Prosecution may be initiated if the owners fail to comply with the orders without reasonable excuse. The BD will also consider engaging government contractors to carry out the required works in the owners' default and recover the cost of such works, plus supervision charge and surcharge from the owners afterwards.

(c) The enforcement action against unauthorised building works (UBWs) is carried out by the existing resources of 530 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower or expenditure involved solely for the enforcement action against UBWs.

The work associated with the instigation of prosecutions is mainly handled by the existing resources of 59 professional, technical and clerical staff of the Legal Services Section of the BD as part of their overall duties in dealing with all prosecutions and disciplinary proceedings arising from the enforcement work of the BD. Staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD are also involved in compiling documentary evidence and attending court hearings as prosecution witnesses. We are not able to provide a breakdown of the manpower solely for handling prosecutions against UBWs.

The existing professional and technical manpower will be used for carrying out enforcement action against UBWs and instigating prosecutions in 2013-14.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)073

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2814

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 unauthorised building works (UBWs) in New Territories exempted houses (NTEHs), please provide the following:

a) Under the Reporting Scheme for UBWs in NTEHs, what is the ultimate number of reported cases received by the Department? What is the percentage these cases constitute among all the cases involving UBWs? Please list the respective number by districts in the New Territories.

b) What is the provision of resources and manpower for the large scale operation to remove UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety? What is the estimated number of UBWs to be removed?

Asked by: Hon. CHAN Hak-kan

Reply:

(a) At the end of the reporting period on 31 December 2012, the Buildings Department (BD) had received under the Reporting Scheme for unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) 18 034 reporting forms, which involved more than 30 000 UBWs. The reporting forms are now being processed by the consultants commissioned by the BD for verifying the information provided, auditing the information on site, catergorising the reported UBWs and entering the records into the BD's information system. Since the analysis is in progress, we are not able to provide at this stage a breakdown of the number of reported cases by districts in the New Territories. As the BD does not have the total number of UBWs in NTEHs, the BD is not able to provide the percentage that these cases constitute among all the cases involving UBWs.

(b) Since 1 April 2012, the BD has set up a dedicated Village Houses Section to implement the enhanced enforcement strategy against UBWs in NTEHs which includes a large scale operation (LSO) to remove existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs which constitute imminent danger or are newly erected or found under constructions. The dedicated Village Houses Section comprises 41 professional, technical and clerical staff. In 2013-14, the annual operating cost of the section is estimated at $33 million, made up of $25 million in staff cost and associated departmental expenditure and $8 million in consultancy fees. In the LSO, the BD adopts a phased approach in surveying individual villages in the New Territories for identifying the First Round Targets for priority enforcement action. The number of UBWs to be removed will depend on the outcome of these surveys to be conducted in the coming years.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)074

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3172

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 2011 and 2012, what were the respective numbers of new submissions of building plans and applications for consent to commence building works processed by the Department each year? What will be the respective estimated numbers in 2013? Besides, the Department will create 87 posts in 2013-14. How many of these newly-created posts will be assigned the above duties? What duties will the remaining posts be assigned?

Asked by: Hon. CHAN Hak-kan

Reply:

The numbers of new submissions of building plans and applications for consent to commence building works processed by the Buildings Department (BD) in 2011 and 2012 are tabulated below:

	2011	**2012**
Number of new submissions of building plans processed by the BD	5 633	5 564
Number of applications for consent to commence building works processed by the BD	10 656	11 354

The total number of building plans received and processed by the BD, including new submissions and re-submissions of building plans, is estimated to increase from 15 616 in 2011 and 16 540 in 2012 to 17 700 in 2013 due to increase in land supply for private developments. The BD has not estimated the respective increase in the number of new submissions or re-submissions of building plans in 2013. As for applications for consent to commence building works, while the BD has not specifically estimated the increase in the number of such applications to be processed in 2013, it is expected that the number will increase in similar order as that of building plans.

Amongst the 87 new posts to be created in the BD in 2013-14, 20 posts for professional and technical staff will be assigned to strengthen services in the approval of building plans and related applications for private development projects. The remaining posts comprising ten posts for professional and technical staff and 57 posts for clerical grade staff will be engaged for strengthening departmental and supporting services, as well as enhancing the BD's building safety and maintenance enforcement programme through strengthening the research and development capacity, enhancing the audit function and reinforcing the support for various divisions in implementing the BD's enforcement programme.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)075

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0806

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

So far, how many buildings have been assisted under the Operation Building Bright to carry out repair works? Of these buildings, how many are under Category 1 and Category 2 respectively?

Asked by: Hon. CHAN Kam-lam

Reply:

Up to 28 February 2013, 1 995 target buildings had been assisted under the Operation Building Bright, of which 968 were Category 1 and 1 027 were Category 2 target buildings.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)076

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1689

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 indicators under this Programme, there were 6 097 fire safety directions (FSDns) issued to composite buildings in 2012 and only 1 875 of them were discharged. Regarding 2012, please list out:

(1) the number of FSDns involving composite buildings in each of the District Council districts;
(2) the number of FSDns that were complied with in each district;
(3) the number of FSDns that were not complied with in each district; and
(4) the reasons that the FSDns were not complied with, and the number of FSDns concerned?

Asked by: Hon. CHAN Wai-Yip, Albert

Reply:

(1) – (3)

The numbers of fire safety directions (FSDns) issued by the Buildings Department (BD) to composite buildings, FSDns that were discharged and not yet discharged in 2012 are tabulated below:

District	No. of FSDns issued in 2012	No. of FSDns discharged in 2012*	No. of FSDns issued in 2012 that have not yet been discharged
Central & Western	471	175	458
Wan Chai	410	235	389
Eastern	580	138	572
Southern	37	32	37
Yau Tsim Mong	1 692	402	1 662
Sham Shui Po	1 277	364	1 247
Kowloon City	1 100	295	1 084
Wong Tai Sin	59	54	58
Kwun Tong	191	22	189
Tsuen Wan	109	61	96
Tuen Mun	3	12	3
Yuen Long	41	47	40
North	35	15	34
Tai Po	39	12	38
Sai Kung	0	0	0
Shatin	26	0	26
Island	0	0	0
Kwai Tsing	27	11	27
Total	**6 097**	**1 875**	**5 960**

* Some FSDns were issued prior to 2012 but discharged in 2012.

(4)

The main reasons for the low discharge rate for FSDns issued in 2012 are as below:-

(i) A period of one year is specified in the FSDns for the owners to comply with the FSDns so as to allow them sufficient time in carrying out the required fire safety improvement works.

(ii) Owners' Corporations (OCs) may not have been formed in some buildings. It takes time for owners to form an OC to co-ordinate the fire safety improvement works in the common parts of the buildings.

(iii) Some owners/OCs might prefer to carry out the fire safety improvement works together with other building maintenance works in one go, hence they need more time to complete the exercise.

(iv) Some owners have taken time to prepare alternative proposals for the fire safety improvement works required in the FSDns due to practical difficulties encountered in carrying out the required works.

The BD has not kept record on the reasons for FSDns yet to be discharged and the corresponding number of FSDns involved.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)077

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2863

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 this Programme(1), it was stated that a large scale operation on inspection of sub-divided flats was conducted with the target to inspect 30 industrial buildings and 339 old style domestic and composite buildings in the vicinity of on-street hawker stalls in 2012. In this connection, please provide the following information:

1. What were the number of inspections completed on the aforesaid target buildings, the number of buildings which contravened the prevailing Buildings Ordinance and the category of irregularities involved (including fire safety, structural safety, drainage works, etc.)?

2. Since section 22(1B) of the Buildings Ordinance (Cap. 123) came into effect, what was the number of times that "Notices of Intention to apply for warrant of entry" had been issued for entry to target premises for inspection? What were the detailed results of such inspections and the progress of follow-up actions?

3. What are the number of target buildings to be inspected this year, the staffing provision and the expenditure involved?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of buildings works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The operation was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of this operation was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013,

a total of 485 target buildings have been inspected with 2 587 SDFs identified. As at 28 February 2013, 1 229 removal orders had been issued against the irregularities of building works found under the LSO and 45 prosecutions had been instigated against failure to comply with removal orders. The more commonly found irregularities of building works associated with SDFs are the formation of unauthorised door openings that contravenes the fire-resisting construction requirements of the means of escape, the installation of partition walls that blocks the fire escape routes, sub-standard drainage works that result in water seepage and excessive installation of partition walls and/or thickening of floor screeding that results in overloading of the floor slabs.

2. Since section 22(1B) of the Buildings Ordinance (Cap. 123) came into effect in July 2012, the Buildings Department (BD) had issued 44 "Notices of Intention to apply for warrant of entry" urging the parties concerned to contact the BD for arranging entry into their premises for inspection. The powers under section 22(1B) of the BO were only invoked when the BD's staff failed to gain access to the premises concerned after repeated attempts. Up to February 2013, the BD had invoked section 22 of the BO to apply to the court for warrant to effect entry to four SDFs for inspection under the LSO. Staff of the BD eventually entered and inspected these premises with the owners' consent. The inspections revealed that the four units (including three domestic flats and one industrial unit) had been sub-divided into several cubicles for domestic use and actionable unauthorised building works (UBWs) were found in three of the four units. The BD is taking enforcement action against these UBWs.

3. For the LSO on SDFs in 2013, the BD will inspect 200 target buildings, including 30 industrial buildings. The LSO is carried out using the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower or expenditure involved solely for handling the LSO on SDFs.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)078

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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:

Over the past five years (i.e. 2008-2009 to 2012-2013), has the Government conducted any territory-wide survey on sub-divided flats (SDFs) (commonly known as "sub-divided cubicles")? If so, what were the number of inspections and the result? What were the respective numbers of unauthorised SDFs (including those from "reports from members of the public attended to", "warning notices issued", "removal orders issued", "prosecutions against failure to comply with removal orders" and "unauthorised structures removed and irregularities rectified")?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Apart from carrying out inspection in response to reports on sub-divided flats (SDFs) received from the public, the Buildings Department (BD) has also been conducting a large scale operation (LSO) on SDFs since April 2011. However, the BD has not conducted any territory-wide survey on SDFs.

Since April 2011, a LSO to inspect 150 target buildings per year for rectification of irregularities of building works associated with SDFs has been launched (it should be noted that not all SDFs have irregularities of building works). A total of 116 target buildings were selected for the LSO in 2011. The LSO has been enhanced since April 2012 by increasing the target to inspect 200 buildings per year including 30 industrial buildings. In 2012, the strategy of the LSO was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the LSO. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013, a total of 485 target buildings have been inspected. Where irregularities of building works associated with SDFs are identified during the inspection, the BD will issue removal orders in accordance with the Buildings Ordinance (Cap. 123). The BD also actively deals with reports on SDFs received from members of the public. During the period from January 2008 to February 2013, 17 636 reports on SDFs were received.

As a result of the above inspections in response to public reports and under the LSO, a total of 1 152 removal orders were issued against the irregularities of building works associated with SDFs for the period from January 2008 to February 2013 and 52 prosecutions were instigated against failure to comply with these removal orders. The BD does not have a breakdown on the numbers of unauthorised structures removed and irregularities rectified specifically for SDFs.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)079

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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:

With the serious problems currently posed by sub-divided flats, the numbers of sub-divided flats rectified of irregularities in 2011 and 2012 were only 12 and 82 respectively. In the past five years (i.e. 2008 to 2012), what was the number of sub-divided flats with irregularities not yet rectified? What was the number of sub-divided flats which were issued warning notices or removal orders but their irregularities were not yet rectified?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

In the past five years, from 2008 to 2012, 16 336 reports on sub-divided flats (SDFs) were received from members of the public and 1 041 removal orders were issued against the irregularities of building works associated with SDFs.

Apart from responding to reports on SDFs, a large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of buildings works associated with SDFs was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The LSO was enhanced in April 2012 by increasing the target to 200 buildings per year, including 30 industrial buildings. The strategy of this operation was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013, a total of 485 target buildings had been inspected, with 2 587 SDFs being identified. Where irregularities of building works associated with SDFs are identified during the inspection, the Buildings Department (BD) will issue removal orders in accordance with the Buildings Ordinance (Cap. 123). As the BD is still finalising the inspection results, we are not able to provide information on the number of SDFs with irregularities yet to be rectified.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)080

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2369

Head: 82 Buildings Department

Subhead (No. & title): 000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Buildings Department will create 87 posts in 2013-14. What are the scope of work, ranks and salaries of these newly created posts? How many of them are on pensionable terms? How many of them are on contract terms?

Asked by: Hon. CHIANG Lai-wan

Reply:

The 87 new posts to be created in the Buildings Department (BD) in 2013-14 are civil service posts, which will be filled up by civil servants with different employment terms. They comprise 21 professional posts (four Senior Building Surveyor / Senior Structural Engineer and 17 Building Surveyor / Structural Engineer posts) (Master Pay Scale Points 30 - 49 ($47,630 - $100,625)), nine technical posts (Survey Officer (Building) / Technical Officer (Structural) posts) (Master Pay Scale Points 9 - 22 ($16,825 - $33,020)) and 57 clerical grade posts (Master Pay Scale Points 1 - 15 ($10,160 - $23,530)).

Among the 87 new posts, ten posts for professional and technical staff and 57 posts for clerical grade staff will be engaged for strengthening departmental and supporting services, as well as enhancing the BD's building safety and maintenance enforcement programme through strengthening the research and development capability, enhancing the audit function and reinforcing the support for various divisions in implementing the BD's enforcement programme. The other 20 posts for professional and technical staff will be assigned to strengthen services in the approval of building plans and related applications for private development projects.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)081

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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:

The Buildings Department will continue the operation of the pilot Joint Office (JO) with the Food and Environmental Hygiene Department to handle public reports about water seepage problems for another two years from 2012-13. What is the estimated expenditure for the programme? Are there sufficient staff in the existing establishment of the JO to cope with the work concerned? Please provide the respective number of cases processed in 2011-12 and 2012-13.

Asked by: Hon. CHIANG Lai-wan

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. The programme has been extended for another two years from 2012-13 involving provision of 64 professional and technical staff from the BD at an estimated staff and departmental expenses of about $26 million per year, and an estimated expenditure of about $23 million per year for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases. The Administration is now conducting a review on the long-term role, organisation and staffing of the JO.

The JO handled 23 210 and 24 553 reports on water seepage in 2011 and 2012 respectively.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)082

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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:

The Buildings Department is conducting a large scale operation on rectification of irregularities of building works associated with sub-divided flats. While the number of buildings targeted in 2012 was 369, the planned number for 2013 is 200. The number of buildings to be inspected in 2013 will be 169 less than that in 2012. What are the reasons? Regarding the financial provision for the work concerned, what is the percentage involved in the total expenditure under this Programme?

Asked by: Hon. CHIANG Lai-wan

Reply:

The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of buildings works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The LSO was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of the LSO was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. To balance the additional workload arising from the increase in the number of target buildings of the LSO on SDFs from 200 to 369, the target of another LSO on removal of unauthorised roof structures was correspondingly adjusted down from 500 to 350 buildings in 2012. The annual targets of the LSO on SDFs and the LSO on removal of unauthorised roof structures will be restored to 200 and 500 buildings respectively in 2013.

The LSO on SDFs has been carried out using the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the Buildings Department (BD) as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the expenditure involved solely for handling the LSO on SDFs and the information about such expenditure as a percentage of the total expenditure of the BD.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)083

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0511

Head: 82 Buildings Department

Subhead (No. & title): 000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Regarding the departmental records management work over the past three years (2010-11, 2011-12, 2012-13):

1. Please provide information on the number and rank of officers designated to perform such work. If there is no officer designated for such work, please provide information on the number of officers and the hours of work involved in records management duties, and the other duties they have to undertake in addition to records management;

2. Please list in the table below information on programme and administrative records which have been closed and pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear meters of records	Retention period approved by GRS	Are they confidential documents

3. Please list in the table below information on programme and administrative records which have been transferred to GRS for retention:

Category of records	Years covered by the records	Number and linear meters of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

4. Please list in the table below information on records which have been approved for destruction by GRS:

Category of records	Years covered by the records	Number and linear meters of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

Asked by: Hon. HO Sau-lan, Cyd

Reply:

Information on the departmental records management work over the past three years (2010-11, 2011-12, 2012-13) is provided as follows:

1. There is no dedicated officer assigned to perform records management duties in the Buildings Department (BD). All professional, technical and general grades staff of the Department are involved in records management, associated with and as part of their overall duties in the administration and enforcement of the Buildings Ordinance. As the time spent on records management varies among officers, we are not able to provide the total number of hours spent on records management.

2 & 3. The BD does not have any programme and administrative records which have been closed and pending transfer to the Government Records Service (GRS) for appraisal or which have been transferred to GRS for retention.

4. Information on records which have been approved for destruction by GRS:

	Category of records	Years covered by the records	Number and linear meters of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
2010-11	Programme files	1950-2010	Records of 297 files/ 193 linear meters	The records were not transferred to GRS before destruction.	Nil	No
2011-12	Programme files	1988-2011	Records of 537 files / 153 linear meters	The records were not transferred to GRS before destruction.	Nil	No

2012-13	Programme files	1988-2012	Records of 871 files / 197 linear meters	The records were not transferred to GRS before destruction.	Nil	No

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)084

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2153

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 established the Joint Office (JO) with the Food and Environmental Hygiene Department in 2006. The objective is to streamline the handling of complaints about water seepage in old buildings and assist in resolving the problems in premises concerned. In this connection, please provide the following information:

(1) Since the establishment of the JO, the number of the following received each year:

	Area	2006	2007	2008	2009	2010	2011	2012	2013
Number of water seepage complaints received	HK Island								
	Kln East								
	Kln West								
	NT East								
	NT West								
Number of cases handled	HK Island								
	Kln East								
	Kln West								
	NT East								
	NT West								
Number of cases with source of seepage identified									
Number of applications to the Court for entry warrants									

Number of cases gaining entry into premises for investigation									
Average time taken to investigate each case									

(2) Details of staffing provision, duties and operational expenses of the JO as at 2012-13;

(3) Details of improvement measures adopted in response to the enquiries and recommendations for improvement by the Ombudsman, and the effectiveness assessment at present;

(4) Following the Administration's decision to extend the operation of the JO for another two years in 2013-14, changes in the estimated staffing provision and operational expenses compared to 2012-13; and

(5) The procurement plan for apparatus and equipment by the JO to conduct water seepage tests in 2013-14.

Asked by: Hon. KWOK Wai-keung

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions.

(1) The numbers of water seepage reports received and handled by the JO are kept by Districts. The relevant statistics for the past seven years are tabulated below.

Number of water seepage reports received

District Council	2006	2007	2008	2009	2010	2011	2012
Central & Western	448	803	1 085	1 014	1 338	1 177	1 213
Wanchai	826	857	1 071	874	908	835	910
Southern	281	662	924	905	1 132	958	1 138
Eastern	2 311	2 229	2 555	2 761	3 169	2 948	3 315
Kwun Tong	1 048	1 250	1 309	1 494	1 675	1 867	2 161
Wong Tai Sin	275	585	672	763	980	894	1 125
Islands	50	115	185	103	121	94	127
Yuen Long	186	404	519	509	613	612	674
North	196	391	444	564	663	517	675
Shatin	503	1 144	1 406	1 509	2 003	1 796	1 985
Sai Kung	144	344	520	518	695	757	977
Tai Po	186	476	594	626	752	648	826
Kowloon City	2 048	1 974	2 641	2 637	3 116	2 380	2 798
Sham Shui Po	1 298	1 512	1 754	1 640	1 826	1 516	1 771
Yau Tsim Mong	1 485	1 806	2 249	2 298	2 441	2 354	2 492
Kwai Tsing	344	687	996	930	1 188	1 370	1 656
Tsuen Wan	543	1 033	1 306	1 093	1 330	1 234	1 531
Tuen Mun	561	1 135	1 487	1 531	1 767	1 703	1 979
Total	**12 733**	**17 405**	**21 717**	**21 769**	**25 717**	**23 660**	**27 353**

Number of water seepage reports handled [Note 1]

District Council	2006	2007	2008	2009	2010	2011	2012
Central & Western	233	568	736	952	1 109	929	1 257
Wanchai	450	816	723	876	819	701	901
Southern	79	285	512	781	844	1 113	943
Eastern	1 301	1 623	1 501	2 496	3 912	3 273	2 974
Kwun Tong	590	885	959	1 204	1 660	2 030	1 962
Wong Tai Sin	75	259	351	358	419	700	670
Islands	30	95	144	108	95	45	48
Yuen Long	53	367	504	499	426	463	777
North	62	321	356	366	469	901	613
Shatin	144	700	934	962	1 490	1 586	1 437
Sai Kung	47	243	644	498	668	677	833
Tai Po	65	225	348	674	635	688	968
Kowloon City	1 468	2 039	2 354	2 346	2 892	2 580	2 653

Sham Shui Po	1 192	1 319	1 666	1 420	1 704	1 543	2 076
Yau Tsim Mong	782	1 438	1 931	1 805	1 853	2 050	2 729
Kwai Tsing	214	598	714	654	1 148	1 512	1 012
Tsuen Wan	246	807	1 159	685	939	608	814
Tuen Mun	263	787	1 172	1 553	1 889	1 811	1 886
Total	**7 294**	**13 375**	**16 708**	**18 237**	**22 971**	**23 210**	**24 553**

Note 1 As there is a lapse of time between receipt of a report and completion of handling a report, the number of reports handled in a year does not necessarily correspond to the number of reports received in that year.

The number of water seepage reports with source of seepage identified by the JO in the past seven years are as follows:

Number of cases with source of seepage identified [Note 2]

	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**
Number of cases with source of seepage identified	1 881	3 246	4 476	4 813	4 737	4 199	4 053

Note 2 A large portion of the water seepage cases reported to the JO did not fall within the scope of follow-up action under the statutory authority of the JO, including unjustified cases and cases withdrawn by informants, and hence investigation was not conducted for such cases.

The JO does not keep statistics on the number of applications to the Court for entry warrants and the number of cases gaining entry into premises for investigation. However, the number of entry warrants granted by the Court in the past seven years are as follows.

Number of entry warrants granted by the Court

	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**
Number of entry warrants granted by the Court	15	18	70	120	136	90	101

The JO also does not keep statistics on the average handling time for water seepage cases.

(2) The pilot programme of operating the JO has been extended for another two years from 2012-13 involving the provision of 64 professional and technical staff from the BD at an estimated staff and departmental expenses of about $26 million per year, and an estimated expenditure of about $23 million per year for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases.

(3) In response to the recommendations for improvement by the Ombudsman in 2008, the JO has implemented various measures to enhance the effectiveness of handling reports on water seepage, namely drawing up internal guidelines on investigation work, formulating milestones for progress monitoring at various stages of investigation, refining operational guidelines on exercising power of entry under the Public Health and Municipal Services Ordinances and enhancing management information. The Administration is now conducting a review on the long-term role, organisation and staffing of the JO.

(4) There is no change in staffing provision and operational expenses for the BD in operating the JO in 2013-14.

(5) The testing methods to identify sources of seepage now used by the JO are generally effective. There is no procurement plan for other apparatus and equipment in 2013-14. Meanwhile, the JO is working with the Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the JO's capability in handling reports on water seepage.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)085

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0758

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 Programme "Buildings and Building Works", the financial provision for 2013-14 is $94.5 million (9.2%) higher than 2012-13. The increased funding is mainly used for enhancing enforcement relating to building safety, including (a) enforcement against unauthorised building works (UBWs) in New Territories exempted houses; (b) large scale operations against sub-divided flats; and (c) full implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. In this connection, please advise this Committee of the respective estimated expenditure involved in the 3 items in (a), (b) and (c) above. Regarding item (a), what is the target number of cases to be handled?

Besides, what is the composition of the 87 posts to be created by the Buildings Department in 2013-14? Will these posts be engaged in stepping up prosecution action against UBWs cases?

Asked by: Hon. LAM Tai-fai

Reply:

(a) Unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) - Since 1 April 2012, the Buildings Department (BD) has established a dedicated Village Houses Section to implement the enhanced enforcement strategy against unauthorised UBWs in NTEHs. The enhanced enforcement strategy includes a large scale operation for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction. In 2013-14, the expenditure for the Village Houses Section is estimated to be about $33 million. During the year, the BD will survey 8 000 NTEHs in the large scale

operation to identify First Round Targets for priority enforcement action. It is expected that 400 removal orders will be issued for these UBWs in NTEHs. The Department will also continue to administer the Reporting Scheme and process the 18 034 reporting forms submitted under the Reporting Scheme.

(b) Enforcement action against sub-divided flats - As the enforcement action against irregularities of building works associated with sub-divided flats, including the large scale operation on sub-divided flats, is carried out by the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties to implement the Department's building safety and maintenance enforcement programme, we are not able to provide a breakdown of the financial provision allocated solely for this initiative.

(c) Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) – The implementation of the MBIS and MWIS is part of the overall duties of the Mandatory Building Inspection Division and the two Existing Buildings Divisions of the BD. The Mandatory Building Inspection Division is also responsible for taking enforcement actions against irregularities of building works associated with sub-divided flats and enforcing the fire safety legislation. We are thus not able to provide a breakdown of the financial provision allocated specifically for implementing the MBIS and the MWIS.

As regards the 87 new posts to be created in the BD in 2013-14, these comprise 21 professional posts (four Senior Building Surveyor / Senior Structural Engineer and 17 Building Surveyor / Structural Engineer posts), nine technical posts (Survey Officer (Building) / Technical Officer (Structural) posts) and 57 clerical grade posts.

Among the 87 new posts, ten posts for professional and technical staff and 57 posts for clerical grade staff will be engaged for strengthening departmental and supporting services, as well as enhancing the BD's building safety and maintenance enforcement programme through strengthening the research and development capacity, enhancing the audit function and reinforcing the support for various divisions in implementing the BD's enforcement programme. The other 20 posts for professional and technical staff will be assigned to strengthen services in the approval of building plans and related applications for private development projects.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)086

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0263

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 2012, the Buildings Department (BD) instigated 2 104 prosecutions against failure to comply with removal orders against unauthorised building works (UBWs) in existing buildings. Would the Administration please provide the distribution of the buildings in these prosecutions by districts, and the number of prosecutions which involved rural areas in the New Territories.

Asked by: Hon. LAU Wong-fat

Reply:

The distribution of the premises involved in the prosecutions instigated by the Buildings Department (BD) against failure to comply with removal orders against unauthorised building works (UBWs) by districts in 2012 is as follows:

Area	**Districts**	**No. of prosecutions instigated**
New Territories	Islands	2
	North	22
	Sai Kung	16
	Sha Tin	31
	Tai Po	49
	Tsuen Wan	54
	Tuen Mun	71
	Yuen Long	89
	Kwai Tsing	68
	Sub-total	*402*

Hong Kong	Central and Western	202
	Wan Chai	74
	Eastern	182
	Southern	13
	Sub-total	*471*
Kowloon	Kowloon City	426
	Kwun Tong	104
	Yau Tsim Mong	367
	Sham Shui Po	289
	Wong Tai Sin	45
	Sub-total	*1 231*
	Total:	**2 104**

We do not keep separate statistics on the number of prosecutions which involved UBWs in rural areas in the New Territories.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)087

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0350

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 2012, the Buildings Department instigated 2 104 prosecutions against failure to comply with removal orders on unauthorised building works in existing buildings. What are the respective percentages that these prosecutions constitute in all the cases related to failure to comply with removal orders and in all the cases for investigation?

Asked by: Hon. LAU Wong-fat

Reply:

In 2012, the Buildings Department (BD) issued 12 292 removal orders against unauthorised building works (UBWs) and instigated 2 104 prosecutions against failure to comply with removal orders for UBWs. As the prosecutions instigated in 2012 are not necessarily related to those removal orders issued in 2012, we cannot provide the percentage of prosecutions over the number of cases of removal orders not being complied with. In fact, upon the issue of a removal order, the BD will take various actions to demand compliance by the owners. In case the owners encounter genuine difficulties in arranging the works, an extension of time may be granted to allow more time for compliance.

The BD received 43 881 reports on UBWs in 2012 but does not keep statistics on the number of UBWs cases under investigation.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)088

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0620

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

On 1 April 2011, the Administration commenced a large scale operation (LSO) on inspection of a specified number of sub-divided flats each year in target buildings for rectification of irregularities of building works associated with sub-divided flats. Since the Buildings Department (BD) commenced the LSO, what is the number of buildings inspected in each district? Please list by District Council districts. How many sub-divided flats have been inspected? Of which, how many times have the BD invoked the Buildings Ordinance (Cap. 123) to break into the flats for inspection? How many owners of unauthorised sub-divided flats were served removal orders or instituted legal action to require them to rectify the irregularities? What are the details? Up to now, what is the number of sub-divided flats with irregularities yet to be rectified? What is the expenditure for the manpower involved?

Asked by: Hon. LEE Wai-king, Starry

Reply:

The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of building works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The operation was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of this operation was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013, a total of 485 target buildings have been inspected with 2 587 SDFs identified.

The distribution of the 485 target buildings on geographical basis is as follows:-

District	No. of target buildings
Central & Western	40
Wan Chai	24
Eastern	39
Southern	4
Kowloon City	22
Kwun Tong	9
Sham Shui Po	149
Wong Tai Sin	9
Yau Tsim Mong	155
North	3
Sha Tin	6
Kwai Tsing	8
Tsuen Wan	7
Tuen Mun	6
Yuen Long	4
Total	**485**

Up to February 2013, the Buildings Department (BD) has invoked section 22 of the Buildings Ordinance (BO) (Cap. 123) to apply to the Court for warrant to effect entry to four SDFs for inspection under the LSO. The powers under section 22 of the BO were invoked only when the BD's staff had failed to gain access to the premises concerned after repeated attempts.

As at 28 February 2013, 1 229 removal orders had been issued against the irregularities of building works found under the LSO and 45 prosecutions had been instigated against failure to comply with removal orders issued under the LSO. The more commonly found irregularities of building works associated with SDFs are the formation of unauthorised door openings that contravenes the fire-resisting construction requirements of the means of escape, the installation of partition walls that blocks the fire escape routes, sub-standard drainage works that result in water seepage and excessive installation of partition walls and/or thickening of floor screeding that results in overloading of the floor slabs. As the BD is still finalising the inspection results, the BD cannot provide information on the number of SDFs with irregularities yet to be rectified.

The existing resources for 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD have been deployed to carry out the aforementioned LSO. As the LSO is part of the overall duties of the concerned Divisions of the BD to implement its building safety and maintenance enforcement programme, we are not able to provide a breakdown of either the manpower or the expenditure involved solely for this operation.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)089

Question Serial No.

0902

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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 the past five years (i.e. 2008-09 to 2012-13), how many criminal investigations were conducted and summonses served in prosecutions instigated by the Buildings Department against cases of unauthorised building works suspected to be contravening the Buildings Ordinance (Cap.123)? Please provide the number(s) in each year.

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

In the past five years, the numbers of summonses served in prosecutions under the Buildings Ordinance (BO) instigated by the Buildings Department (BD) against cases of unauthorised building works (UBWs) are as follows:

Year	No. of summonses served in prosecutions
2008-09	3 304
2009-10	2 710
2010-11	2 674
2011-12	2 212
2012-13*	2 088

* figures as at 28 February 2013

The BD had conducted investigation in every case above before instigating prosecution under the BO. However, the BD does not keep statistics on the total number of cases where criminal investigations had been conducted.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)090

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0903

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Up to now, regarding the investigation conducted by the Buildings Department (BD) on the case of unauthorised building works (UBWs) at the basement of No.7 York Road, Kowloon Tong, what were the number of staff of the BD involved, the number of hours worked by these staff, the number of external professionals appointed and the related expenditure involved?

Up to now, regarding the investigation conducted by the BD on the case of UBWs at Houses No. 4 and 5 Yue Hei Yuen, Peel Rise, The Peak, what were the number of staff of the BD involved, the number of hours worked by these staff, the number of external professionals appointed and the related expenditure involved?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

In response to media reports on suspected unauthorised building works (UBWs) at No. 7 York Road, Kowloon Tong and Houses No. 4 and 5, No. 4 Peel Rise, The Peak, the Buildings Department (BD) conducted investigation by carrying out site inspection and checking its file records for taking appropriate follow-up action on the UBWs in accordance with the Buildings Ordinance (BO) and the prevailing enforcement policy. Such investigation and follow-up action in respect of the UBWs were carried out by staff of the respective Existing Buildings Divisions of the BD responsible for implementing the Department's building safety and maintenance enforcement programme.

For the case of No. 7 York Road, there was information indicating that registered persons under the BO were suspected to be involved in the erection of UBWs at the time of construction of the approved new building under their responsibility and that the registered persons were suspected to have knowingly submitted misrepresented documents to the BD. Therefore, apart from the investigation into the UBWs for taking appropriate enforcement action, the BD also conducted criminal investigation into whether the registered persons concerned had committed the relevant offences under the BO. The criminal investigation

was conducted by staff of the New Buildings Division responsible for control of new buildings and associated building works.

As the above investigations were part of the overall duties of the concerned Divisions of the BD, we are not able to provide a breakdown of the manpower and expenditure solely for handling the investigations in these two cases.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)091

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0904

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 provide the respective number in each of the past five years (i.e. 2008-09 to 2012-13) for the following:

(a) How many new submissions of building plans were processed by the Buildings Department (BD)?
(b) How many re-submissions of building plans were processed by the BD?
(c) How many applications for consent to commence building works were processed by the BD?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The numbers of new submissions of building plans, re-submissions of building plans and applications for consent to commence building works processed by the Buildings Department (BD) in each of the past five years are tabulated below:

	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13***
Number of new submissions of building plans processed by the BD	4 968	4 660	5 391	5 515	4 125
Number of re-submissions of building plans processed by the BD	9 038	8 893	9 411	10 308	8 370
Number of applications for consent to commence building works processed by the BD	10 114	9 856	10 364	11 033	8 576

* Figures up to 31 December 2012

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)092

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0905

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 New Territories exempted houses (NTEHs) targeted for survey to identify unauthorised building works that constitute serious contravention of the law and pose higher potential risks to building safety for priority enforcement action, the Department has set a new target of 8 000 cases per year for 2013. Compared to the 2 400 NTEHs actually surveyed in 2012, how will the Department be able to meet the target? Has the Department assessed when the survey of all NTEHs will be completed?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

Since 1 April 2012, the Buildings Department has set up a dedicated Village Houses Section comprising 41 professional, technical and clerical staff to implement the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). The enhanced enforcement strategy includes a large scale operation (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

In view of the substantial scale of the enforcement against the First Round Targets, the above LSO will be conducted in phases and in a systematic manner. As a start after the setting up of the dedicated Village Houses Section on 1 April 2012, one target village has been selected from each of the nine New Territories districts for a pilot village by village survey which involved 2 400 NTEHs. We have streamlined the modus operandi in the light of the pilot survey experience. It is assessed that the Village Houses Section will be able to meet the target of surveying 8 000 NTEHs in 2013 for identification of First Round Target UBWs.

Our target is to deal with all UBWs in NTEHs progressively and systematically. It is not possible to advise at this stage when the survey of all NTEHs will be completed.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)093

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0906

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 Department indicated that it completed a village by village survey to 2 400 New Territories exempted houses (NTEHs) in 2012. During the process, how many cases of unauthorised building works (UBWs) were identified? Please categorise the irregularities found, e.g. how many involved NTEHs of 4 storeys or above which are cases for priority enforcement action, and how many involved other cases?

(b) The Department indicated that 161 removal orders were issued for UBWs in NTEHs in 2012 and that the targets of these removal orders included those "First Round Targets" identified in the 2 400 NTEHs inspected in the pilot villages for survey. What was the percentage that these removal orders constituted among all cases of irregularities found? At present, how many of the cases have complied and completed the removal after having received the removal orders? Upon receipt of a removal order, how many days were allowed for the owner to complete the removal? If the owner failed to remove the UBWs as required after the removal order had been issued, how did the Department follow up?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The Buildings Department (BD) has been implementing the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) since 1 April 2012. The enhanced enforcement strategy includes a large scale operation for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

(a) So far, the BD has completed village by village surveys in nine villages involving about 2 400 NTEHs. The surveys are conducted specifically for the purpose of identifying First Round Targets which are cases for priority enforcement action and do not cover other categories of UBWs, for example, those which constitute less serious contravention of the law and pose lower potential risks to building safety, which are eligible for reporting under the Reporting Scheme. From these surveys, 122 removal orders were issued for the First Round Targets identified. These mainly comprise NTEHs of four storeys or above and enclosed roof-top structures which cover more than 50% of the roofed-over area of the NTEH.

(b) Of the 161 removal orders against UBWs in NTEHs issued in 2012, 122, or 76%, of them were issued against First Round Targets. Depending on the scale and complexity of the works involved, the owners are normally given 60 days, or up to 150 days as may be necessary, for compliance with the order. Where an owner fails to comply with the requirements of a removal order without a reasonable excuse, the BD may institute prosecution under section 40(1BA) of the Buildings Ordinance. At present, the BD is arranging for prosecution against the owners in 45 cases for non-compliance with the removal orders. For the remaining cases, the BD continues to monitor progress and to encourage voluntary compliance within the relevant time-limits.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)094

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0907

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 Department indicated that it received 18 034 reporting forms for processing under the Reporting Scheme for unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) in 2012. Has the Department assessed the percentage that these cases constitute among all UBWs in NTEHs?

(b) Of the reporting cases received, has the Department verified whether the UBWs meet the requirements that they "constitute less serious contravention of the law" and "pose lower potential risks to building safety"? If so, what is the progress of the assessment and what are the findings?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

(a) There are no statistics on the total number of unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). We are therefore unable to provide the percentage of UBWs reported under the Reporting Scheme for UBWs in NTEHs.

(b) The Buildings Department is now processing all the 18 034 reporting forms submitted under the Reporting Scheme to check whether or not the UBWs reported satisfy the criteria for reporting and are eligible to join the Reporting Scheme, including verifying whether the UBWs meet the requirements that they "constitute less serious contravention of the law" and "pose lower potential risks to building safety". The exercise is in progress and will take some time. We are therefore unable to draw any conclusions or findings at this stage.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)095

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1434

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 indicated under "Matters Requiring Special Attention in 2013-14", the Administration will continue the large scale operation on removal of large unauthorised signboards. According to information available, about 10 years will be required to remove all the unauthorised signboards. Please advise:

1. What were the staff establishment and expenditure in 2012-13? And those estimated in 2013-14?

2. Regarding the staff establishment currently responsible for the removal operation, please list respectively the number of civil servants, non-civil service contract staff and staff of outsourced services. With the current establishment, will the Administration be able to complete the operation as scheduled? Will consideration be given to recruiting more staff in order to remove the remaining signboards as early as possible? If so, what is the estimated number of additional staff required?

Asked by: Hon. LO Wai-kwok

Reply:

(1) and (2)

Apart from taking necessary action upon receiving reports on unauthorised signboards from the public, the Buildings Department (BD) has also launched a large scale operation (LSO) against large unauthorised signboards.

The LSO on removal of large unauthorised signboards was carried out in 2012-13 using the existing resources of 19 professional and technical staff of the Signboard Control Unit of the BD. The 19 professional and technical staff comprise seven civil service staff and 12 non-civil service contract staff.

The existing resources of 530 professional and technical staff, comprising 377 civil service staff and 153 non-civil service contract staff, in the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD are also responsible for taking enforcement action against dangerous/abandoned signboards and unauthorised signboards as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower and expenditure solely for removal of unauthorised signboards. Also, the BD does not keep statistics on the number of staff employed by its outsourced consultants.

The LSO and the enforcement action against unauthorised signboards will continue to be carried out in 2013-14 using the existing resources. There is no plan to increase the professional and technical manpower for these tasks at this stage. We do not have a specific target on the timeframe for removal of all the unauthorised signboards.

In view of the fact that many of the unauthorised signboards are in active use by business operations and their existence serves a useful purpose of sustaining local commercial activities, the Administration plans to introduce legislative amendments to the Building (Minor Works) Regulation in 2013 to implement the Signboard Control System (SBCS). Under the SBCS, the continued use of existing unauthorised signboards that meet certain criteria (e.g. within stipulated dimensional requirements, not blocking the operation of emergency vehicles, etc.) will be allowed after safety checks, strengthening (if necessary) and certification by registered building professionals or registered contractors. The safety check and certification have to be conducted once every five years. Unauthorised signboards not joining the SBCS will be subject to the BD's enforcement action.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)096

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1452

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 indicated under "Matters Requiring Special Attention in 2013-14", the Buildings Department will enhance its revised enforcement policy against unauthorised building works (UBWs), which includes extending the scope of actionable UBWs, vigorous enforcement for removal of UBWs and responding efficiently to reports on UBWs from members of the public. In this connection, please advise:

1. What were the staff establishment and expenditure provided in 2012-13? What are the estimated manpower and resources involved in 2013-14?

2. Regarding the staff establishment currently responsible for the enforcement and removal operations concerned, please give a breakdown of the number of civil servants, non-civil service contract staff and staff of outsourced services. Will the Administration consider recruiting more staff, especially staff of the professional grades concerned? If yes, what are the details? If no, what are the reasons?

Asked by: Hon. LO Wai-kwok

Reply:

1. The enforcement action against unauthorised building works (UBWs) was carried out in 2012-13 using the existing resources of 530 professional and technical staff in the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the Buildings Department (BD) as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower and expenditure solely for handling enforcement action against UBWs.

2. The 530 professional and technical staff comprise 377 civil servant staff and 153 non-civil service contract staff. The BD does not keep statistics on the number of staff employed by its outsourced consultants.

The enforcement action against UBWs will continue to be carried out in 2013-14 using the existing resources. There is no plan to increase the professional and technical manpower specifically for the tasks at this stage.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)097

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1459

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 Building (Minor Works) (Amendment) Regulation 2012 ("the Regulation") came into effect on 3 October 2012. Please provide information on the following:

1. How many enquiries have been received from building owners, minor works practitioners and members of the public since the commencement of the Regulation?

2. Have complaints been received about the carrying out of minor works illegally since the commencement of the Regulation? If yes, what are the details of the follow-up action? What are the penalties involved?

3. Are there any new publicity measures to disseminate the message of the legislative amendments in question and technical guidelines to members of the public and the industry?

Asked by: Hon. LO Wai-kwok

Reply:

1. Since the commencement of the Building (Minor Works) (Amendment) Regulation 2012 ("the Regulation"), 121 enquiries related to the Regulation have been received by the Buildings Department (BD). We are not able to provide the respective numbers of enquiries received from members of the public, building owners or minor works practitioners as enquirers were not required to specify their identity.

2. Under the Regulation, several new items of works associated with the subdivision of flats are designated as minor works so as to strengthen the control of these building works under the Minor Works Control System (MWCS). From 3 October 2012 to 31 December 2012, the BD had received 209 reports on unauthorised building works relating to subdivision of flats that are either newly implemented or in progress. In accordance with section 24 of the Buildings Ordinance, a removal order has been issued in one case, and appropriate enforcement action is being taken against the other cases.

3. In the light of the newly introduced minor works items, the following publicity measures were taken to disseminate relevant information on the Regulation and technical guidelines to the public and the industry:

   (a) a press release was issued on 2 October 2012 to announce the commencement of the Regulation and introduce its contents;

   (b) two revised booklets, "MWCS for interior renovation/alteration and subdivision of a flat" and "MWCS for building owner/owners' corporation" were published to introduce the new minor works items;

   (c) a new booklet 'What You Must Know About Subdivision of a Flat' was published to provide advice on the relevant building safety, fire safety and health requirements to be met in proper subdivision of a flat;

   The booklets in items (b) and (c) above were distributed to all registered general building contractors, registered minor works contractors, owners' corporations, mutual aid committees and members of the Hong Kong Association of Property Management Companies in November 2012. They can also be obtained from the BD's offices or downloaded from the BD's website.

   (d) relevant technical guidelines and frequently asked questions were uploaded onto the BD's website in October 2012; and

   (e) seven briefings for the industry were organised by the BD to introduce the Regulation and the relevant technical requirements between August 2012 and January 2013; the BD also participated in a briefing session for building owners to introduce the Regulation and the MWCS in December 2012.

   The BD will continue to launch publicity measures to enhance the public's understanding of the new minor works items and also the need for them to engage relevant building professionals and registered contractors to conduct such works.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)098

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2485

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

It is mentioned in bullet point 3 under paragraph 6 in the Brief Description that the Buildings Department "will continue the operation of the pilot Joint Office (JO) with the Food and Environmental Hygiene Department (FEHD) to handle public reports about water seepage problems for another two years from 2012-13." Please advise this Committee of the following:

a. The number of staff in different grades and ranks in the JO (including staff of the FEHD) and the expenditure involved for the financial year 2013-14;

b. The number of staff of the contractors hired by the JO and the expenditure involved;

c. The number of cases processed by the JO annually over the past three years (i.e. the financial years 2010-11, 2011-12 and 2012-13). Please list the respective number of cases with the source of seepage identified and not identified, and also the number of cases prosecuted;

d. The measures adopted to enhance the efficiency of the JO and help assistance seekers to identify the source of seepage as soon as possible; and

e. The reasons and rationale for extending the JO for two years.

Asked by: Hon. MA Fung-kwok

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD)

have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions.

(a) & (b) In 2013-14, the operation of the JO involves the provision of 64 professional and technical staff from the BD, the provision of 219 investigation staff from the FEHD and an estimated expenditure of about $23 million per year for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases. The investigation staff from the FEHD comprises 15 senior health inspectors, 98 health inspectors and 106 investigators, whereas the staff deployed from BD includes two senior professional officers, 10 professional officers, 50 building safety officers, one survey officer and one technical officer. The JO has engaged 13 outsourced consultants in 2012 but has not kept statistics on the number of staff hired by these consultants.

(c) The relevant statistics on the numbers of water seepage reports received, reports handled, cases with the source of seepage identified and not identified by the JO, numbers of nuisance notices and nuisance orders issued as well as prosecutions instigated in the past three years are tabulated below:

	2010	**2011**	**2012**
Number of reports received [Note 1]	25 717	23 660	27 353
Number of reports handled	22 971	23 210	24 553
●Cases screened out [Note 2]	11 051	12 219	13 727
●Cases with investigations concluded :	11 920	10 991	10 826
- Seepage ceased during investigation	4 861	4 703	4 810
- Source identified	4 737	4 199	4 053
- Source could not be identified	2 322	2 089	1 963
Number of nuisance notices issued	3379	3064	3 639
Number of nuisance orders issued	40	30	17
Number of prosecutions instigated	145	90	70

Note 1 : As there is a lapse of time between receipt of a report and completion of handling a report, the number of reports handled in a year does not necessarily correspond to the number of reports received in that year.

Note 2 : There are cases which do not fall within the scope of follow-up action under the statutory authority of the JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

It is estimated that the JO will receive about 27 000 reports on water seepage in 2013.

(d) While the testing methods to identify source of seepage now used by the JO are generally effective, the JO also endeavours to keep abreast of the latest technological developments and is working with the Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the capability of the JO in handling water seepage reports.

(e) From experience, JO has been generally effective in helping resolve water seepage problems. The Administration is conducting a review on the long-term role, organisation and staffing of the JO. The provision for the operation of the JO has therefore been extended for two years from 2012-13.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)099

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3227

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 removal orders issued against unauthorised buildings works (UBWs) in New Territories exempted houses, please provide the following information:

(1) What were the categories of irregularities involved in the 161 removal orders issued last year, and the details of follow-up action taken after these removal orders were issued?

(2) Among the 400 removal orders expected to be issued this year against the UBWs mentioned above, what are the progress of conducting the building condition surveys and the categories of irregularities involved?

(3) What are the staffing provision and expenditure at present for enforcing these removal orders, and the changes in the staffing provision and expenditure this year?

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

1. Since 1 April 2012, the Buildings Department (BD) has set up a dedicated Village Houses Section comprising 41 professional, technical and clerical staff to implement the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). The enhanced enforcement strategy includes a large scale operation (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction. A total of 161 removal orders were issued in 2012 requiring the owners concerned to demolish UBWs in NTEHs. Of the 161 removal orders against UBWs in NTEHs, 122 of them were issued against First Round Target UBWs under the LSO.

The majority of these UBWs are enclosed roof-top structures which cover more than 50% of the roofed-over area of the NTEHs. The other 39 removal orders were issued against UBWs in NTEHs which were newly erected or found to be under construction. The owners are normally given 60 days for compliance with the order. Where an owner fails to comply with the requirements of a removal order without a reasonable excuse, the BD will instigate prosecution against the owner concerned.

2. As the 2013 surveys for identification of First Round Target UBWs have yet to be conducted, we are unable to advise on the categories of the irregularities involved at this stage.

3. There is no change in the establishment of the dedicated Village Houses Section in 2013-14. As the LSO is part of the overall responsibility of the Village Houses Section which undertakes the full range of work in relation to the enhanced enforcement strategy against UBWs in NTEHs, we are unable to provide a breakdown of the total expenditure solely for enforcing the removal orders issued under the LSO.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)100

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0672

Head: 82 Buildings Department

Subhead (No. & title): 000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Buildings Department will create 87 posts in 2013-14. Will all these new posts be engaged for enhancing enforcement relating to building safety? What are the respective duties and ranks involved in these 87 posts?

Asked by: Hon. NG Leung-sing

Reply:

The 87 new posts to be created in the Buildings Department (BD) in 2013-14 comprise 21 professional posts (four Senior Building Surveyor / Senior Structural Engineer and 17 Building Surveyor / Structural Engineer posts), nine technical posts (Survey Officer (Building) / Technical Officer (Structural) posts) and 57 clerical grade posts.

Among the 87 new posts, ten posts for professional and technical staff and 57 posts for clerical grade staff will be engaged for strengthening departmental and supporting services, as well as enhancing the BD's building safety and maintenance enforcement programme through strengthening the research and development capacity, enhancing the audit function and reinforcing the support for various divisions in implementing the BD's enforcement programme. The other 20 posts for professional and technical staff will be assigned to strengthen services in the approval of building plans and related applications for private development projects.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)101

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3038

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 2011, 2012 and 2013, what were the manpower and expenditure allocated each year by the Buildings Department for the inspection of sub-divided flats in target buildings and rectification of unauthorised building works associated with the flats?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of building works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The operation was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of this operation was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings.

Since 2011, the LSO has been carried out using the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the Buildings Department (BD) as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower or expenditure involved solely for handling the LSO.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)102

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3039

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 2011, 2012 and 2013, what were the manpower and resource expenditure allocated each year by the Buildings Department for the survey to identify unauthorised building works in New Territories exempted houses?

Asked by: Hon. TIEN Pei-chun, James

Reply:

Since 1 April 2012, the Buildings Department (BD) has set up a dedicated Village Houses Section to implement the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). It includes a large scale operation (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction. The Village Houses Section comprises 41 professional, technical and clerical staff. In 2013-14, the annual operating cost of the Section is estimated at $33 million, made up of $25 million in staff cost and associated departmental expenditure and $8 million in consultancy fees.

The BD has not organised surveys for identification of UBWs in NTEHs generally. The surveys conducted in selected New Territories villages since April 2012 are conducted under the LSO specifically for the purpose of identifying First Round Targets for priority enforcement action. They do not cover other categories of UBWs, for example, those which constitute less serious contravention of the law and pose lower potential risks to building safety, which are eligible for reporting under the Reporting Scheme for UBWs in NTEHs. Because these surveys are an integral part of the overall exercise for the implementation of the enhanced enforcement strategy against UBWs in NTEHs, we are not able to provide a breakdown of the manpower and resource expenditure involved.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)103

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0595

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Administration indicated that 18 034 applications were received after the launch of the "Reporting Scheme for Unauthorised Building Works (UBWs) in New Territories exempted houses". When will the Administration categorise the reported UBWs and assess their risks? What are the expenditure and manpower involved? When will the Administration take priority enforcement action to remove other UBWs that have not been reported? What are the expenditure and manpower involved? What is the estimated time required to remove all the UBWs that have not been reported?

Asked by: Hon. TO Kun-sun, James

Reply:

Since 1 April 2012, the Buildings Department (BD) has set up a dedicated Village Houses Section comprising 41 professional, technical and clerical staff to implement the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). The enhanced enforcement strategy includes a large scale operation for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety, a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

At the end of the reporting period on 31 December 2012, the BD have received under the Reporting Scheme 18 034 reporting forms which involve more than 30 000 UBWs. These reporting forms are now being processed by the outsourced consultants commissioned by the BD for verifying the information provided, auditing the information on site, catergorising the reported UBWs and entering the records into BD's information system. The BD will then analyse the information collected and formulate further follow-up action plan.

Upon completion of the processing of the reporting forms submitted under the Reporting Scheme, priority enforcement action will be taken in response to public reports on those UBWs which have not been reported under the Reporting Scheme. As both the enforcement action against these unreported UBWs as well as the categorisation and risk assessment of the reported UBWs are part of the overall responsibility of the Village Houses Section which undertakes the full range of work in relation to the enhanced enforcement strategy, we are not able to provide a breakdown of the total expenditure for the respective tasks.

We do not have an estimate on the number of UBWs in NTEHs and hence are unable to accurately assess the time span of the enforcement against all the unreported UBWs at this stage. Our target is to deal with all UBWs in NTEHs progressively and systematically. We will closely monitor progress and, where appropriate, make improvements in the light of operational experience to enhance efficiency for early completion of the enforcement work.

Name in block letters:	AU Choi-kai
Post Title:	Director of Buildings
Date:	2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)104

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2295

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 2012, the Buildings Department instigated 2 104 prosecutions against failure to comply with removal orders against unauthorised building works (UBWs). Will the Government provide the detailed figures on the number of prosecution by building and location of UBWs?

Furthermore, please provide the adjudications by the court among those prosecution cases as level of penalty and term of imprisonment (if any). In connection with the task of handling prosecutions against UBWs, how many staff are responsible for this task (including counsels in the Department of Justice) in 2012-13 and 2013-14?

What are the additional manpower and establishment involved?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The distribution of the premises involved in the prosecutions instigated by the Buildings Department (BD) against failure to comply with removal orders on unauthorised building works (UBWs) by districts in 2012 is as follows:

Area	**District**	**No. of prosecutions instigated**
New Territories	Islands	2
	North	22
	Sai Kung	16
	Sha Tin	31
	Tai Po	49
	Tsuen Wan	54
	Tuen Mun	71
	Yuen Long	89

	Kwai Tsing	68
	Sub-total	*402*
Hong Kong	Central and Western	202
	Wan Chai	74
	Eastern	182
	Southern	13
	Sub-total	*471*
Kowloon	Kowloon City	426
	Kwun Tong	104
	Yau Tsim Mong	367
	Sham Shui Po	289
	Wong Tai Sin	45
	Sub-total	*1 231*
	Total:	**2 104**

We are not able to provide the detailed figures on the number of prosecutions instigated by buildings and locations of UBWs as the BD does not keep such statistics separately.

The number of prosecutions adjudicated by the court and the level of fines imposed in convicted cases for failure to comply with removal orders against UBWs in 2012 are as follows:

No. of Prosecutions Adjudicated (Note)	**No. of Convictions**	**Minimum Fine**	**Maximum Fine**	**Average Fine**	**Imprisonment**
1 716	1 285	$210	$100 000	$3 739	Nil

(Note: As there is a lapse of time between summonses served and adjudications by the court, the prosecutions adjudicated in 2012 may arise from prosecutions instigated before 2012.)

The work associated with the instigation of prosecutions against UBWs is mainly handled by the existing resources of 59 professional, technical and clerical staff of the Legal Services Section of the BD as part of their overall duties in dealing with all prosecutions and disciplinary proceedings arising from the enforcement work of the BD. Staff of the Existing Buildings Divisions and Mandatory Building Inspection Division of the BD are

also involved in compiling documentary evidence and attending court hearings as prosecution witnesses. We are thus not able to provide a breakdown of the manpower solely for handling prosecutions against UBWs in 2012-13 and 2013-14.

According to the Department of Justice (DoJ), cases involving prosecutions against UBWs are handled by officers in different teams having regard to the level of court involved and the status of the case. Such cases may also be dealt with by court prosecutors in the Magistrates' Courts. As such, a breakdown of the manpower involved in the handling of prosecutions against UBWs in DoJ cannot be provided.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)105

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2296

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 target of "making existing building and minor works records in electronic form available for public viewing in Building Information Centre within three working days" from 98.4% in 2011 has decreased to 97% in 2013 as plan. What are the reasons? Will the Government provide the number of staff and cost assigned to work for this task in 2012 and 2013? Whether more manpower is required and/or upgrade of computer system would be needed to resolve the problem?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The target of 97% in the performance of "making existing building and minor works records in electronic form available for public viewing in the Building Information Centre within three working days" was set having regard to the anticipated demand for the viewing service. This is the same as the targets for 2010, 2011 and 2012, which were also set at 97%. The actual performance in 2011 was 98.4%, which exceeded the target set in that year.

The existing resources of one professional, 27 technical and 38 clerical staff and two workmen of the Building Information Centre (BIC) are used for carrying out this task as part of their overall duties in managing the conversion and storage of building and minor works records in electronic or other forms, as well as providing viewing and copying services to the public and other government departments. We are thus not able to provide a breakdown of the staff and cost solely for providing service to the public in the BIC.

To improve the system performance and efficiency to meet future demand, the existing computer system, the "Building Records Access and Viewing On-line" system, is currently being revamped. It is anticipated that after completion of the system update by the end of 2013, the performance of the service can be enhanced.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)106

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2297

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 continued the operation of the pilot Joint Office with the Food and Environmental Hygiene Department to handle public reports about water seepage problems. Will the Government provide the number of cases received, number of cases handled, number of cases completed and the average handling time on cases by the pilot Joint Office in 2011-12 and 2012-13? How many staffs and cost have been allocated to the pilot Joint Office in 2012-13 and 2013-14? What are the additional manpower and establishment involved?

Asked by: Hon. TSE Wai-chuen, Tony

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. The programme has been extended for another two years from 2012-13 involving provision of 64 professional and technical staff from the BD at an estimated staff and departmental expenses of about $26 million per year, and an estimated expenditure of about $23 million per year for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases.

The relevant statistics on the numbers of water seepage reports received and handled by the JO in the past two years are tabulated below:

Number of Reports	**2011**	**2012**
Reports received [Note 1]	23 660	27 353
Reports handled	23 210	24 553

Note 1 : As there is a lapse of time between receipt of a report and completion of handling a report, the number of reports handled in a year does not necessarily correspond to the number of reports received in that year.

The JO does not keep statistics on the average handling time for water seepage cases.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)107

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2299

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

According to the key performance report, 2 400 New Territories exempted houses (NTEHs) have been surveyed for the purpose to identify unauthorised building works under First Round Targets in 2012, and 8 000 NTEHs are planned for 2013, how many staff, including cost, will be needed for the operation and survey in 2013-14 and if external consultants will be appointed for the work? If so, what is the estimated cost? And what are the additional manpower and expenditure involved?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

Since 1 April 2012, the Buildings Department (BD) has set up a dedicated Village Houses Section comprising 41 professional, technical and clerical staff to implement the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). The enhanced enforcement strategy includes a large scale operation (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

In view of the substantial scale of the enforcement against the First Round Targets, the above LSO will be conducted in phases and in a systematic manner. As a start after the setting up of the dedicated Village Houses Section on 1 April 2012, one target village has been selected from each of the nine New Territories districts for a pilot village by village survey which involved 2 400 NTEHs. We have streamlined the modus operandi in the light of the pilot survey experience. It is assessed that the Village Houses Section will be able to meet the target of surveying the First Round Targets in 8 000 NTEHs in 2013 without additional manpower. In 2013-14, the staff and associated expenses of the Village Houses Section are estimated to be about $25 million. In addition, BD has engaged

consultants, not only to handle the village by village surveys and the associated administrative work under the LSO but also to process the reporting forms received under the Reporting Scheme. In 2013-14, the expenditure for the consultancy fees is estimated to be about $8 million.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)108

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2301

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Buildings Department will commence a consultancy study on the comprehensive review of the Building (Planning) Regulations (Cap. 123F) with a view to updating and modernising the requirements in 2013. Will the Government advise on the scope and timetable of study and the estimated consultancy fee? And what are the manpower and expenditure involved?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The Building (Planning) Regulations (B(P)R) lay down the prescriptive requirements for the planning and design standards of buildings to achieve a safe and healthy built environment. In recent years, there have been rising public concerns over the quality and sustainability of the built environment. The Buildings Department intends to commission a consultancy study to comprehensively review the B(P)R and make recommendations on the planning and design standards stipulated therein so as to bring them in line with the prevailing community aspiration on sustainable building design and keep abreast with the advancement of technology and energy efficiency in building design. The study will also seek to update the B(P)R generally to facilitate modern and innovative building design with a view to developing a performance-based regulatory system.

As the consultancy study is currently in the tendering process, we cannot provide the cost of the study for the time being. The study is expected to commence in the third quarter of 2013 and will take about 18 months to complete.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)109

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2303

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 the Minor Works Control System, the number of minor works submissions received has been reported in 2011 and 2012. Will the Government advise on the number of staff and cost assigned to work on the Minor Works Control System in 2012-13 and 2013-14?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The work associated with the implementation of the Minor Works Control System (MWCS) is mainly handled by the existing resources of 70 professional, technical and clerical staff of the Registration Unit and Minor Works Unit of the Buildings Department (BD) as part of their overall duties in the registration of building professionals and contractors as well as processing minor works submissions. Staff from the New Buildings Divisions, the Existing Buildings Divisions, the Mandatory Building Inspection Division and the Legal Services Section of the BD are also involved in carrying out audit checks on minor works as well as dealing with prosecutions and disciplinary proceedings arising from related enforcement work. We are thus not able to provide a breakdown of the manpower and cost involved solely for the MWCS in 2012-13 and 2013-14.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)110

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2315

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 received 18 034 reporting forms for processing under the Reporting Scheme for unauthorised building works in New Territories exempted houses in 2012. In this connection, please advise:

1. At the end of 2012, what were the staff establishment and actual number of staff responsible for handling cases of unauthorised works in New Territories exempted houses?

2. Will the current manpower be sufficient to process the aforesaid 18 034 reporting forms? Will the Department need to recruit more staff? If yes, what are the number of staff and posts involved? Among the posts, how many of them will be internally redeployed and how many of them will be newly created under the existing establishment?

3. What is the estimated time span to process these reporting forms? Has the Department devised any timetable for processing these reporting forms? If yes, what are the details? If no, what are the reasons?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

Since 1 April 2012, the Buildings Department (BD) has been implementing the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). The enhanced enforcement strategy includes a large scale operation for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety, a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

1. The BD has set up a new dedicated section with a staff establishment of 41 professional, technical and clerical staff to implement the enhanced enforcement strategy against UBWs in NTEHs. As at the end of 2012, all the 41 posts have been created.

2. The current manpower of the dedicated section should be sufficient to implement the enhanced enforcement strategy against UBWs in NTEHs, including processing of the 18 034 reporting forms received under the Reporting Scheme. There is no need to recruit more staff at this stage.

3. Under the Reporting Scheme, owners of NTEHs are required to appoint qualified personnel to inspect the structures concerned and submit safety certification to the BD within six months and thereafter every five years after reporting the UBWs. In addition, the BD will conduct audit check on the safety certifications to ensure compliance with the relevant requirements. The processing and administration of the Reporting Scheme is therefore an on-going process.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)111

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2318

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 87 posts to be created by the Buildings Department in 2013-14, what are the posts and ranks involved? What will be the respective number of civil servants and non-civil service contract staff? Among the posts to be created, what will be the respective number of staff mainly responsible for taking enforcement action against unauthorised building works in New Territories exempted houses, conducting the large scale operation against sub-divided flats and the work on the full implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The 87 new posts to be created in the Buildings Department (BD) in 2013-14 are all civil service posts. They comprise 21 professional posts (four Senior Building Surveyor / Senior Structural Engineer and 17 Building Surveyor / Structural Engineer posts), nine technical posts (Survey Officer (Building) / Technical Officer (Structural) posts) and 57 clerical grade posts.

Among the 87 new posts, ten posts for professional and technical staff and 57 posts for clerical grade staff will be engaged for strengthening departmental and supporting services, as well as enhancing the BD's building safety and maintenance enforcement programme through strengthening the research and development capability, enhancing the audit function and reinforcing the support for various divisions in implementing the BD's enforcement programme. The other 20 posts for professional and technical staff will be assigned to strengthen services in the approval of building plans and related applications for private development projects.

The Village Houses Section of the BD is dedicated to implement the enhanced enforcement strategy against unauthorised building works in New Territories exempted houses. There will not be any change in the establishment of the Village Houses Section in 2013-14.

As the enforcement action against sub-divided flats (SDFs), including the large scale operation on SDFs, is carried out by the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties, we are not able to provide a breakdown of the manpower allocated solely for the initiative of taking enforcement action against SDFs.

The full implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) is part of the overall duties of the Mandatory Building Inspection Division and the Existing Buildings Divisions of the BD. The Mandatory Building Inspection Division is also responsible for taking enforcement actions against irregularities of building works associated with SDFs and enforcing the fire safety legislation. We are thus not able to provide a breakdown of the manpower allocated specifically for implementing the MBIS and the MWIS.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)112

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1665

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

My Councillor's Office frequently receives complaints about water seepage in residential units. Quite a number of them involve cases that have been reported to the Joint Office (JO) which handles public reports about water seepage problems but to no avail. Please advise this Committee:

In each of the past three financial years (2010-11 to 2012-13), what was the number of complaints about water seepage in residential units received by the JO? What were the respective numbers of complaints that were handled successfully and unsuccessfully? What were the average amounts of manpower and resources required for handling each complaint? In 2013-14, what is the estimated number of complaint cases?

Asked by: Hon. TSE Wai-chun, Paul

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. The programme has been extended for another two years from 2012-13, involving provision of 64 professional and technical staff from the BD and an estimated expenditure of about $23 million per year for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases. The JO does not keep statistics on the average amount of manpower and resources required for handling each report on seepage.

The relevant statistics on the numbers of water seepage cases received and handled by the JO in the past three years are tabulated below:

Number of Cases	**2010**	**2011**	**2012**
Cases received [Note 1]	25 717	23 660	27 353
Cases handled	22 971	23 210	24 553
●Cases screened out [Note 2]	11 051	12 219	13 727
●Cases with investigations concluded :	11 920	10 991	10 826
- Seepage ceased during investigation	4 861	4 703	4 810
- Source identified	4 737	4 199	4 053
- Source could not be identified	2 322	2 089	1 963

Note 1 : As there is a lapse of time between receipt of a report and completion of handling a report, the number of reports handled in a year does not necessarily correspond to the number of reports received in that year.

Note 2 : There are cases which do not fall within the scope of follow-up action under the statutory authority of the JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

It is estimated that the JO will receive about 27 000 reports on water seepage in 2013.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)113

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1666

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 2013-14, what policies and measures will the Government adopt to enhance the efficiency of the Joint Office (JO) in handling public reports about water seepage problems, to shorten the time for handling complaint cases and to enhance the effectiveness of the JO?

Asked by: Hon. TSE Wai-chun, Paul

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. The programme has been extended for two years from 2012-13.

The JO has implemented a number of measures to enhance the effectiveness of handling reports on water seepage, namely drawing up internal guidelines on investigation work, formulating milestones for progress monitoring at various stages of investigation, refining operational guidelines on exercising power of entry under the Public Health and Municipal Services Ordinances and enhancing management information. The JO endeavours to keep abreast of the latest technological developments and is working with the Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the JO's capability in handling reports on water seepage. Meanwhile, the Administration is conducting a review on the long term role, organisation and staffing of the JO.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)114

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1668

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 each of the past three financial years (2010-11 to 2012-13) and according to the record of the Buildings Department, what were the respective numbers of outstanding water seepage complaints received for more than one, two and three years?

For the financial year 2013-14, what are the estimated numbers of these cases in the aforesaid categories? How will the Administration handle these long-term outstanding complaints?

For the Joint Office which handles public reports about water seepage problems, is there annual assessment of the cost-effectiveness of its operation and review of its modus operandi? If so, what are the results of the assessment and review? If not, can the assessment be conducted as soon as possible?

Asked by: Hon. TSE Wai-chun, Paul

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. The programme has been extended for another two years from 2012-13.

The JO does not keep statistics on the handling time for reports on water seepage and is therefore unable to provide statistical breakdown on the outstanding water seepage reports. The statistics on the numbers of water seepage reports received and reports handled from 2010 to 2012 are tabulated below :

Number of Reports	**2010**	**2011**	**2012**
Reports received [Note]	25 717	23 660	27 353
Reports handled	22 971	23 210	24 553

Note : As there is a lapse of time between receipt of a report and completion of handling a report, the number of reports handled in a year does not necessarily correspond to the number of reports received in that year.

It is estimated that the JO will receive about 27 000 reports on water seepage in 2013.

The Administration is now conducting a review on the long term role, organisation and staffing of the JO.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)115

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3166

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 which handles public reports about water seepage problems, what are the estimated expenditure, staffing provision, number of cases to be handled, average time required for handling each case, manpower and expenditure involved in the financial year 2013-14? What are the percentage changes compared with the past three financial years (2010-11 to 2012-13)?

Asked by: Hon. TSE Wai-chun, Paul

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. The programme has been extended for two years from 2012-13, involving provision of 64 professional and technical staff from the BD and an estimated expenditure of about $23 million per year for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases. The staffing provision from the BD for operation of the JO and the expenditures incurred for engaging consultants to assist in conducting professional investigation on water seepage cases in the past three years are tabulated below:

	2010-11	**2011-12**	**2012-13**
Staffing provision from the BD	60	60	64
Expenditures incurred for engaging consultants $ (million)	28.0	22.5	23.0 (estimate)

The relevant statistics on the number of reports on water seepage received and handled by the JO in the past three years are tabulated below:

Number of Cases	**2010**	**2011**	**2012**
Reports received [Note]	25 717	23 660	27 353
Reports handled	22 971	23 210	24 553

Note : As there is a lapse of time between receipt of a report and completion of handling a report, the number of reports processed in a year does not necessarily correspond to the number of reports received in that year.

The JO has not kept statistics on the average handling time for individual water seepage cases.

It is estimated that the JO will receive about 27 000 reports on water seepage in 2013.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)116

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0161

Head: 82 Buildings Department

Subhead (No. & title): 000 Operational expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2012-13 (latest position)
Number of NCSC staff	( )
Distribution of the positions held by NCSC staff	
Total expenditure on salaries for NCSC staff	( )
Monthly salary range of NCSC staff	
• $30,001 or above	( )
• $16,001 - $30,000	( )
• $8,001 - $16,000	( )
• $6,501 - $8,000	( )
• $6,240 - $6,500	( )
• below $6,240	( )
Length of service of NCSC staff	
• More than 15 years	( )
• 10 – 15 years	( )
• 5 – 10 years	( )
• 3 – 5 years	( )
• 1 – 3 years	( )
• less than 1 year	( )
Number of NCSC staff successfully appointed as civil servants	( )
Number of NCSC staff failed to be appointed as civil servants	( )
Percentage of NCSC staff against the total staff in the Department	( )

Percentage of staff costs for NCSC staff against the total staff costs in the Department	( )
Number of NCSC staff with paid meal break Number of NCSC staff without paid meal break	( ) ( )
Number of NCSC staff working 5 days per week Number of NCSC staff working 6 days per week	( ) ( )
Number of NCSC staff applying for paternity leave Number of NCSC staff granted with paternity leave	( ) ( )

Figures in ( ) denote percentage changes compared with the same period in 2011-12

Asked by: Hon. WONG Kwok-hing

Reply:

Information on the employment of full-time non-civil service contract (NCSC) staff is provided below.

(a) Number and job nature of NCSC staff

Job Nature	2012-13 (as at 31.12.2012) **Number of NCSC Staff**
Professional	84 (+83%)
Technical & inspectorate	189 (-16%)
General administration	171 (-5%)
Total:	**444 (-1%)**

(b) Total expenditure on salary for NCSC staff

2012-13 (as at 31.12.2012)
$69.162 million (+5%)

(c) Salaries and length of service of NCSC staff

Monthly Salary	2012-13 (as at 31.12.2012) **Number of NCSC Staff**
$30,001 or above	88 (+80%)
$16,001 to $30,000	129 (+29%)
$8,001 to $16,000	227 (-24%)
$6,501 to $8,000	0 (0%)
$6,240 to $6,500	0 (0%)
below $6,240	0 (0%)

Length of Service	2012-13 (as at 31.12.2012) **Number of NCSC Staff**
More than 15 years	0 (%)
10 - 15 years	37 (-14%)
5 - 10 years	98 (-14%)
3 - 5 years	41 (-58%)
1 - 3 years	106 (+86%)
Less than 1 year	162 (+18%)
Total:	**444 (-1%)**

(d) Number of NCSC staff appointed as civil servants*

2012-13 (as at 31.12.2012)
77 (+35%)

(e) Number of NCSC staff failed to be appointed as civil servants**

2012-13 (as at 31.12.2012)
59 (-57%)

* Four recruitment exercises were involved. These recruitment exercises were commenced in 2010-11 and offers of appointment were made in 2010-11, 2011-12 and 2012-13. There was no new recruitment exercise conducted in 2012-13. NCSC staff who successfully joined the civil service were recruited through an open, fair and competitive process.

** Although the applications for civil service posts were not successful, the NCSC staff concerned could continue to work in their NCSC posts in the Buildings Department.

(f) Percentage of NCSC staff against the total staff in the Department

2012-13 (as at 31.12.2012)
27% (-10%)

(g) Percentage of staff costs for NCSC staff against the total staff costs in the Department

2012-13 (as at 31.12.2012)
13% (-7%)

(h) Number of NCSC staff with paid or unpaid meal break

Meal Break	2012-13 (as at 31.12.2012) **Number of NCSC Staff**
Paid meal break#	444 (-1%)
Unpaid meal break	0 (0%)
Total:	**444 (-1%)**

\# NCSC staff are normally required to work for 44 hours per week, including a meal break of one hour per day.

(i) Number of NCSC staff working 5 or 6 days per week

Working Days	2012-13 (as at 31.12.2012) **Number of NCSC Staff**
Working 5 days per week	444 (-1%)
Working 6 days per week	0 (0%)
Total:	**444 (-1%)**

(j) Application for paternity leave by NCSC staff##

Applications	2012-13 (as at 31.12.2012)
No. of applications received	6
No. of applications granted	6

As paternity leave is provided to eligible male government employees, including civil servants and NCSC staff with effect from 1 April 2012, we are unable to provide figures for 2011-12 and thus no percentage change can be shown.

Figures in ( ) denote percentage changes compared with the same period in 2011-12

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)117

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0162

Head: 82 Buildings Department

Subhead (No. & title): 000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Regarding the engagement of "outsourced workers", please provide the following information:

	2012-13 (latest position)
Number of outsourced service contracts	( )
Total expenditure for outsourced service providers	( )
Duration of service for each outsourced service provider	( )
Number of outsourced workers engaged through outsourced service providers	( )
Distribution of the positions held by outsourced workers (e.g. customer service, property management, security, cleansing and information technology)	( )
Monthly salary range of outsourced workers	
• $30,001 or above	( )
• $16,001 - $30,000	( )
• $8,001 - $16,000	( )
• $6,501 - $8,000	( )
• $6,240 - $6,500	( )
• below $6,240	( )
Length of service of outsourced workers	
• above 15 years	( )
• 10 – 15 years	( )
• 5 – 10 years	( )
• 3 – 5 years	( )
• 1 – 3 years	( )

• less than 1 year	( )
Percentage of outsourced workers against the total staff in the Department	( )
Percentage of expenditure for outsourced service against the total staff costs in the Department	( )
Number of outsourced workers with paid meal break Number of outsourced workers without paid meal break	( ) ( )
Number of outsourced workers working 5 days per week Number of outsourced workers working 6 days per week	( ) ( )

Figures in ( ) denote percentage changes compared with the same period in 2011-12

Asked by: Hon. WONG Kwok-hing

Reply:

The Buildings Department employs outsourced services in office cleansing, security and maintenance of engineering systems and equipment. The requested information as at 31 January 2013 is provided in the tables below.

(a) Number of outsourced service contracts

2012-13 (as at 31.1.2013)
3 (0%)

(b) Total expenditure for outsourced service providers (in million)

2012-13 (as at 31.1.2013)
$1.286 (+1.3%)

(c) Duration of outsourced service contracts

Duration of service	2012-13 (as at 31.1.2013) **Number of contracts**
6 months or less	0 (0%)
Over 6 months to 1 year	1 (0%)
Over 1 year to 2 years	2 (0%)
Over 2 years	0 (0%)
Total:	**3 (0%)**

(d) Total number of workers engaged through outsourced service providers

2012-13 (as at 31.1.2013)
22 (0%)

Note: Both full time and part time workers are included.

(e) Work nature of outsourced workers

Nature of service contracts	2012-13 (as at 31.1.2013) **Number of workers**
Security	2 (0%)
Cleansing	13 (0%)
Maintenance of engineering systems and equipment	7 (0%)
Total:	**22 (0%)**

(f) Salaries and length of service of outsourced workers

We do not have information on the remuneration package and years of service of outsourced workers who are employees of the contractors. From time to time, the contractors may arrange replacement of outsourced workers during the contract period for different reasons or assign different workers to perform a certain type of task such as maintenance of equipment upon receipt of service call.

(g) Percentage of workers against the total staff in the Department

2012-13 (as at 31.1.2013)
1.4% (-0.1%)

(h) Percentage of expenditure for outsourced service providers against the total staff costs in the Department

2012-13 (as at 31.1.2013)
0.2% (0%)

(i) Paid meal break for outsourced workers

The outsourced workers are employees of the contractors, and whether meal breaks are paid or not is governed by the employment contract between the two parties. We do not have information in this respect.

(j) Working days of outsourced workers

Working days	2012-13 (as at 31.1.2013) **Number of workers**
5 working days or less per week	22 (0%)
More than 5 working days per week	0 (0%)
Total:	**22 (0%)**

Figures in ( ) denote percentage changes compared with the same period in 2011-12

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)118

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0163

Head: 82 Buildings Department

Subhead (No. & title): 000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Regarding the engagement of agency workers, please provide the following information:

	2012-13 (latest position)
Number of contracts with employment agencies	( )
Contract sum paid to each employment agency	( )
Total amount of commission paid to each employment agency	( )
Duration of service for each employment agency	( )
Number of agency workers	( )
Distribution of the positions held by agency workers	
Monthly salary range of agency workers • $30,001 or above • $16,001 - $30,000 • $8,001 - $16,000 • $6,501 - $8,000 • $6,240 - $6,500 • below $6,240	 ( ) ( ) ( ) ( ) ( ) ( )
Length of service of agency workers • above 15 years • 10 - 15 years • 5 - 10 years • 3 - 5 years • 1 - 3 years • less than 1 year	 ( ) ( ) ( ) ( ) ( ) ( )
Percentage of agency workers against the total staff in the Department	( )
Percentage of expenditure for employment agencies against the total staff costs in the Department	( )

Number of workers with paid meal break Number of workers without paid meal break	( ) ( )
Number of workers working 5 days per week Number of workers working 6 days per week	( ) ( )

Figures in ( ) denote percentage changes compared with the same period in 2011-12

Asked by: Hon. WONG Kwok-hing

Reply:

The information in respect of engagement of agency workers is set out below. It excludes services provided under term contracts centrally administered by the Office of the Government Chief Information Officer.

(a) Number of contracts with employment agencies

2012-13 (as at 30.9.2012)
3 (+200%)

(b) Contract sum and duration of services

Contract sum	2012-13 (as at 30.9.2012) **Number of contracts**
Less than $0.5 million	0 (0%)
$0.5 million to $1 million	0 (0%)
Over $1 million	3 (+200%)
Total:	**3 (+200%)**

Duration of services	2012-13 (as at 30.9.2012) **Number of contracts**
6 months or less	0 (0%)
Over 6 months to 1 year	3 (+200%)
Over 1 year to 2 years	0 (0%)
Over 2 years	0 (0%)
Total:	**3 (+200%)**

(c) Commission paid to employment agencies

In procuring employment agency services, departments must comply with the relevant Stores and Procurement Regulations, Financial Circulars and guidelines issued by the Civil Service Bureau. These regulations and guidelines do not require departments to specify the amount or the rate of commission payable to employment agencies. As such, we do not have information on the commission paid to employment agencies.

(d) Number and job categories of workers

	2012-13 (as at 30.9.2012)
Number of workers	40 (-68%)

Job categories of workers Note	2012-13 (as at 30.9.2012) **Number of workers**
Backend office support	40 (-68%)
Total:	**40 (-68%)**

Note: Agency workers are generally referred to as temporary staff and are not assigned any specific post titles.

(e) Monthly salary range of agency workers

We require the employment agencies to state the lowest wage they will pay to their employees. Since April 2010, we have specified in the contracts that, for the whole duration of the concerned service contracts, the employment agencies must pay their agency workers wages no less than the average monthly wage of miscellaneous non-production workers in all selected industries published in the latest Census and Statistics Department's Quarterly Report of Wage and Payroll Statistics at the time when tenders are invited. For the period from April to December 2012, the minimum monthly wages specified in the contracts is $8,040. Furthermore, upon the implementation of the Statutory Minimum Wage with effect from 1 May 2011, employment agencies are also obliged by law to comply with other applicable requirements of the Minimum Wage Ordinance (Cap. 608). Nevertheless, we do not keep information on the wage that each agency worker is receiving.

(f) Length of service of agency workers

An employment agency may arrange any of their employees who meet our requirements to work in the Department or arrange replacement of agency workers during the contract period for different reasons. Therefore, we do not have information on the years of service of agency workers who are employees of the employment agencies and are at the disposal of the latter.

(g) Percentage of workers against the total staff in the Department

2012-13 (as at 30.9.2012)
2.4% (-6.6%)

(h) Percentage of expenditure for employment agencies against the total staff costs in the Department

2012-13 (as at 30.9.2012)
0.5% (-2.2%)

(i) Paid meal break for workers

The agency workers are employed by the employment agencies, and whether the meal break is paid or not is governed by the employment contract between the two parties. We do not have information on this matter.

(j) Working days of workers

Working days	2012-13 (as at 30.9.2012) **Number of workers**
5 working days or less per week	40 (-68%)
More than 5 working days per week	0 (0%)
Total:	**40 (-68%)**

Figures in ( ) denote percentage changes compared with the same period in 2011-12

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)119

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1415

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 Fire Safety (Buildings) Ordinance (the Ordinance) which came into effect on 1 July 2007, 9 000 composite buildings and 3 000 domestic buildings over the territory constructed on or before 1 March 1987 would be required, in phases, to improve their fire safety measures or have those measures replaced or maintained up to statutory standards. In this connection, please provide the following information:

(1) Since the Ordinance came into effect, the number of composite buildings and domestic buildings with inspections already completed each year, and the number of composite buildings and domestic buildings with inspections not yet completed by 31 March 2013;

(2) Since the Ordinance came into effect, the number of fire safety directions (FSDns) issued to composite buildings and domestic buildings with inspections already completed each year, and the number of FSDns discharged each year;

(3) For prosecution and enforcement against buildings which failed to comply with FSDns, please provide the number of prosecutions and the total amount of fines concerned; and

(4) According to reports, the Administration originally expected to achieve the target for the first phase within 6 years after the Ordinance came into effect, i.e. by 2013. As assessed by the Administration, what is the probability that the said target can be met and the probability that the staff establishment and expenditure have to be increased in 2013-14 in order to step up the inspections?

Asked by: Hon. WONG Kwok-kin

Reply:

The Fire Safety (Buildings) Ordinance (Cap. 572) (the Ordinance) came into effect on 1 July 2007. It aims to provide better protection from the risk of fire for occupants and users of, and visitors to, composite buildings and domestic buildings constructed or with its plans first submitted to the Building Authority for approval on or before 1 March 1987. The Director of Buildings and the Director of Fire Services are the enforcement authorities in relation to the planning, design and construction and fire service installation or equipment respectively. Since the Ordinance came into effect, the Buildings Department (BD) and the Fire Services Department (FSD) have been conducting joint inspections and issuing fire safety directions (FSDns) to target buildings.

Under the original implementation programme, inspection of about 5 000 composite buildings built in or before 1973 would be completed within the first six years of the commencement of the Ordinance (i.e. by 2013), followed by about 4 000 composite buildings built between 1973 and 1987 in the next four years. The implementation programme has been advanced since July 2009. Under the current programme, inspection under the Ordinance is being carried out in two phases. Inspection of all the 9 000 composite buildings is carried out in the first phase which is planned to be completed by the end of 2015, while in the second phase inspection of about 3 000 domestic buildings will commence in 2016.

(1) Since the Ordinance came into effect, the numbers of composite buildings jointly inspected by the BD and the FSD each year are tabulated below:

Year	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013***	**Total**
No. of buildings inspected	552	842	1 001	1 150	1 150	1 150	196	**6 041**

* As at 28 February 2013

(2) Since the Ordinance came into effect, the numbers of FSDns issued to composite buildings by the BD and FSDns that were discharged each year are tabulated below:

Year	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013***	**Total**
No. of FSDns issued by the BD	2 683	4 486	4 910	7 699	6 706	6 097	879	**33 460**
No. of FSDns discharged#	0	294	598	1 023	1 378	1 875	219	**5 387**

* As at 28 February 2013
# Some FSDns were issued prior to the year in which they were discharged.

(3) According to section 5(8) of the Ordinance, an owner or occupier who, without reasonable excuse, fails to comply with a FSDn is guilty of an offence. Since the Ordinance came into effect, the BD has not instigated prosecution action.

(4) Additional time-limited resources were provided to the BD to speed up the implementation programme of the Ordinance starting from July 2009. Under the current programme, the first phase inspection of all the 9 000 target composite buildings would be completed by the end of 2015.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)120

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2381

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) has set an annual target to inspect sub-divided flats in 200 buildings per year since April 2011. The actual number of target buildings inspected by the BD in 2012 was 369. In this connection, please advise:

1. Among the target buildings in the operation, what are the number of target buildings not yet inspected and the percentage they constitute in the total number of target buildings?

2. Under the inspection plan this year; which three District Council districts share the largest number of target buildings?

3. What types of information will be recorded by staff of the BD in the operation, and what are the reasons for not recording the number of occupants?

Asked by: Hon. WONG Yuk-man

Reply:

1. The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of building works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The operation was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of this operation was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013, a total of 485 target buildings have been inspected with 2 587 SDFs identified.

2. We are still finalising the list of target buildings for the LSO in 2013. The Buildings Department (BD) is therefore not able to provide the distribution of target buildings at this stage.

3. Under the LSO, staff of the BD would record the details of the irregularities of building works found in the SDFs concerned. The number of families and occupants living in the concerned SDFs would also be recorded for cases where the concerned SDFs would be vacated and the occupants would likely be facing re-housing problems. The same would also be recorded for occupants in SDFs in industrial buildings who apply for the "Relocation Allowance for Occupants Required to Move out of Sub-divided Units in Industrial Buildings" under the Community Care Fund.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)121

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2228

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 (BD) and the Food and Environmental Hygiene Department for handling water seepage problems, please advise this Committee of the following:

1) For the past five years (2008-09, 2009-10, 2010-11, 2011-12, 2012-13), please list out year by year (a) the number of complaints received; (b) the number of cases actually processed; (c) the average time taken in processing each case; (d) the number of cases with the source of seepage identified; (e) the number of nuisance notices issued; (f) the number of nuisance orders issued by the Court; (g) the number of prosecutions instigated; (h) the number of convictions; and (i) the penalty for conviction in most cases.

2) Regarding cases with the source of seepage not identified, what is the follow-up work in general?

3) For the past five years (2008-09, 2009-10, 2010-11, 2011-12, 2012-13), please list out year by year the staff establishment of the JO. Please provide the number of civil servants, non-civil service contract staff and outsourced consultants.

4) What are the staffing provision and operational expenses for the JO each year? Will the Government review the effectiveness and modus operandi of the JO and adopt improvement measures accordingly? If yes, what are the details? If no, what are the reasons?

5) On extending the operation of the JO for two years, will the Government allocate more resources (e.g. employ additional staff) for improving the JO's performance in complaint handling so as to expedite the processing of the complaints, improve the success rate of investigation and shorten the time for processing the complaints? If yes, what are the details? If no, what are the reasons?

6) Will consideration be given to changing the modus operandi of the JO from a pilot office to a task office in order to continue the work of the JO? If yes, what are the details?

7) Since the establishment of the JO, what is the percentage that the expenditure on equipment for checking the source of seepage constitutes among the expenditure of the JO? Over the past five years, what was the estimated expenditure for procurement of new equipment to increase the chance of successfully identifying the source of seepage?

8) Regarding the BD's reply to the Finance Committee last year that it "is working with the Applied Science and Technology Research Institute to explore more effective investigation methods" (Reply Serial No. DEVB(PL)075), what were the findings? Were there any new methods to improve the success rate of investigation last year? Will there be any in the coming year?

Asked by: Hon. WU Chi-wai

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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions.

(1) The relevant statistics on the numbers of water seepage reports received, reports handled, cases with the source of seepage identified and nuisance notices issued by the JO, numbers of nuisance orders issued by the Court, prosecutions instigated, convictions and the associated penalties in the past five years are tabulated below:

	2008	2009	2010	2011	2012
Number of reports on water seepage received [Note 1]	21 717	21 769	25 717	23 660	27 353
Number of reports handled	16 708	18 237	22 971	23 210	24 553
Number of cases screened out [Note 2]	7 144	8 115	11 051	12 219	13 727
Number of cases with source identified	4 476	4 813	4 737	4 199	4 053
Number of nuisance notices issued	2 101	3 581	3 379	3 064	3 639
Number of nuisance orders issued	8	29	40	30	17
Number of prosecutions instigated	42	132	145	90	70
Number of convictions	37	76	121	84	52
Range of fine	$500-$4,000	$300-$5,000	$500-$6,000	$500-$3,500	$500-$4,500

Note 1：As there is a lapse of time between receipt of a report and completion of handling a report, the number of reports handled in a year does not necessarily correspond to the number of reports received in that year.

Note 2：There are cases which do not fall within the scope of follow-up action under the statutory authority of the JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

The JO has not kept statistics on the average handling time for individual water seepage cases.

(2) For a case where the source of water seepage cannot be ascertained, the JO in accordance with its established procedures will cease to take further action and will keep the investigation information for future reference. However, the informant may contact the JO should the seepage condition deteriorates.

(3) The operation of the JO involves the provision of professional and technical staff from the BD. They are two civil servants and 62 non-civil service contract staff. The number of staff from the BD in the past five years are as follows:

	2008-09	2009-10	2010-11	2011-12	2012-13
Number of staff from the BD	60	60	60	60	64

Outsourced consultants are also engaged to assist in conducting professional investigation on water seepage cases. The number of consultants engaged in the past five years are as follows:

	2008	**2009**	**2010**	**2011**	**2012**
Number of consultants engaged	9	11	11	10	13

(4) The staffing provision and operational expenses for the JO in the past five years are tabulated below:

	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13** **(up to 14 March 2013)**
Staff and departmental expenses ($ million)	17.2	18.8	16.2	19.4	17.2
Expenditure for engaging outsourced consultants ($ million)	19.9	23	28	22.5	19

The Administration is conducting a review on the long-term role, organisation and staffing of the JO.

(5) The pilot programme of operating the JO has been extended for two years from 2012-13. The staffing provision from the BD has been increased from 60 to 64 professional and technical staff since 2012.

(6) The review mentioned in part (4) of the reply also covers the modus operandi of the JO.

(7) The investigation for the sources of water seepage involves the carrying out of a series of moisture level measurements and non-destructive tests such as colour water test at drainage outlets, ponding test for floor slabs and water spray test for walls. These methods are generally recognised to be direct and effective means for investigation of the source of water seepage, and do not involve sophisticated equipment. In case the source of water seepage could not be ascertained through the initial investigation, consultants may be engaged to conduct more in-depth investigation. We are unable to provide a breakdown of the consultants' expenditure for procurement of equipment.

(8) The BD endeavours to keep abreast of the latest technological developments and is working with the Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the JO's capability in handling water seepage complaints. The research study is in progress and will take some time.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)122

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2242

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 enforcement action against unauthorised roof structures, please inform this Committee:

1) According to the data provided by the Department, in 2012, the number of target buildings for action under this category was only 350 because resources had to be reallocated to handle irregularities found in building works associated with sub-divided flats. Has the Department assessed the effect of this reduction of target buildings on building safety? Will it lead to increased potential risks on some of the buildings with unauthorised roof structures? If yes, what are the details?

2) For the 350 buildings with unauthorised roof structures actually handled in 2012, what are the details of their distribution by District Council districts?

3) At present, how many removal orders against unauthorised building works in buildings in urban areas are not yet complied with after their expiry dates? Please list them out according to the years when these orders were issued or the number of years that the orders have been issued (one to five years, six to ten years and over ten years). Has the Department taken follow-up action against these removal orders? If yes, what are the measures concerned?

Asked by: Hon. WU Chi-Wai

Reply:

1) While immediate enforcement action will be taken on all unauthorised building works (UBWs) constituting obvious hazard or imminent danger to life or property upon reports received from the public, the enforcement policy of the Buildings Department (BD) against UBWs was revised in 2011 by extending the scope of actionable UBWs for priority enforcement action to include UBWs on rooftops and podiums as well as those in yards and lanes of buildings, irrespective of their risk to public safety or

whether they are newly constructed. In view of the potentially large number of this category of actionable UBWs, prioritisation is necessary to handle such UBWs in an orderly manner. The enforcement action will be prioritised in accordance with publicised criteria. In implementing the revised enforcement policy, the BD has launched a large scale operation (LSO) since April 2011 to remove such UBWs in 500 target buildings each year.

As the BD would take immediate enforcement action against UBWs on rooftops, flat roofs, yards and lanes which constitute obvious hazard or imminent danger to life or property upon reports received from the public, the UBWs targeted for removal in the LSO are generally those that exhibit no apparent dangers themselves nor pose any obvious dangers to adjacent buildings or the public. As such, it is believed that the reduction of target buildings from 500 to 350 in the LSO in 2012 for redeployment of resources to handle irregularities found in building works associated with sub-divided flats would not lead to increased potential risks to buildings with unauthorised roof structures. The number of target buildings for the LSO will resume to 500 per annum in 2013.

2) Under the LSO on UBWs on rooftops, flat roofs, yards and lanes in 2012, the distribution of the 350 target buildings on geographical basis is as follows:

District	**No. of target buildings**
Central & Western	41
Wan Chai	36
Eastern	35
Southern	6
Kowloon City	47
Kwun Tong	30
Sham Shui Po	36
Wong Tai Sin	8
Yau Tsim Mong	59
North	10
Tai Po	6
Kwai Tsing	9
Tsuen Wan	12
Tuen Mun	10
Yuen Long	5
Total	**350**

3) The BD does not keep separate statistics on the number of removal orders against UBWs in urban areas. For the removal orders issued before 2012 against UBWs in the whole territory, 52 514 orders are still under various stages of follow-up and have yet been complied with. These orders have been registered in the Land Registry as an encumbrance to property title. The distribution of these outstanding orders according to the year of issue is as follows:-

Year of Issue	**Number of outstanding orders**
2001 and before	123
2002-2006	4 004
2007-2011	48 387
Total	**52 514**

Upon issue of a removal order, the BD will take various actions to demand compliance by the owners themselves. Where the owners have not complied with the orders after a specified period, the BD will issue reminders and, if necessary, warning letters to the owners to urge them to comply with the orders before considering whether to instigate prosecution. In case the owners encounter genuine difficulties in arranging the works, an extension of time may be granted to allow them more time to comply with the order on a case-by-case basis where justified. Prosecution may be instigated if the owners fail to comply with the orders without reasonable excuse. The BD will also consider engaging government contractors to carry out the required works in the owners' default and recover the cost of such works, plus supervision charge and surcharge from the owners.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)123

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2243

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 enforcement action against "buildings targeted for rectification of irregularities associated with sub-divided flats", please inform this Committee:

1) What is the reason for revising the number of target buildings in 2013-14 to 200; the estimated number of target buildings as a percentage of all buildings with irregularities of building works associated with sub-divided flats in Hong Kong; and the reason for failing to maintain the same number of target buildings as that in 2012?

2) What are the estimated number of staff and expenditure to be assigned for inspection of the target buildings in 2013-14, as compared to 2012-13?

3) Will consideration be given to increasing the number of target buildings for inspection by redeployment of resources? If so, what are the details? If not, what is the reason?

Asked by: Hon. WU Chi-wai

Reply:

1) The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of buildings works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The operation was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of this operation was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. To balance the additional workload arising from the increase in the number of target buildings of the LSO on SDFs from 200 to 369, the target of another LSO on removal of unauthorised roof structures was

correspondingly adjusted down from 500 to 350 buildings in 2012. The annual targets of the LSO on SDFs and the LSO on removal of unauthorised roof structures will be restored to 200 and 500 buildings respectively in 2013.

As the Buildings Department (BD) has not conducted any territory-wide survey on the number of buildings with irregularities of building works associated with SDFs, we are not able to provide the information about the number of target buildings as a percentage of all buildings with irregularities of building works associated with SDFs in the whole territory.

2) The LSO on SDFs was carried out in 2012-13 using the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower or expenditure involved solely for handling the LSO on SDFs. The LSO on SDFs will continue to be carried out in 2013-14 using the existing resources.

3) There is no plan at this stage to increase the enhanced target of inspecting 200 buildings per year for the LSO on SDFs.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)124

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3208

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 buildings which were selected for the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme, how many have carried out repair works in the past five years (2008-09, 2009-10, 2010-11, 2011-12, 2012-13)? Have any of these target buildings succeeded in getting exemption from the two schemes? If so, please provide the respective numbers of the two schemes.

Asked by: Hon. WU Chi-wai

Reply:

The Buildings Department (BD) has fully implemented the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) since 30 June 2012. Following the issue of pre-notification letters to building owners, the BD started issuing statutory notices in the fourth quarter of 2012 for target buildings selected for the MWIS only, and in January 2013 for target buildings selected for both the MBIS and the MWIS.

The BD takes into account a number of factors in selecting target buildings for the MBIS and the MWIS, including their repair records. In general, if a building has undergone repair works in the common parts and on the external walls in recent years under the supervision of an Authorized Person, the BD will not select the building for the MBIS and the MWIS within a certain period after the completion of the repair works. However, a building having carried out repair works in recent years may still be selected for the MBIS and the MWIS if the BD has no record of the repair history of the building. In such cases, upon receipt of a pre-notification letter, owners may contact the BD to provide information about the recent repair works carried out. The BD will consider deferring the issue of statutory notices under the MBIS and the MWIS to these buildings on a case-by-case basis. The BD has not kept statistics on the number of cases where the BD deferred the issue of statutory notices under the MBIS and the MWIS upon request from owners who had received pre-notification letters.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)125

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0083

Head: 33 Civil Engineering and Development Department

Subhead (No. & title):

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

Regarding the indicators of the performance measures of the above programme, the Administration expects that the area of land formed in 2013 will be 18 hectares less as compared with 2012, a decrease of about 53%, and at the same period the length of roads constructed/widened for development will also be reduced. What are the reasons? Is this contradictory to the expansion of land reserve as mentioned in the Financial Secretary's budget speech? Besides, the estimated value and construction expenditures of land formation and infrastructure in 2013 will be more than the actual expenditure in 2012. What are the reasons?

Asked by: Hon. CHAN Hak-kan

Reply:

The amount of land formed and road constructed/widened vary each year according to the progress and phasing of on-going infrastructure projects. This bears no direct relationship with the expansion of land reserve. The area of land formed and length of road constructed/widened by the Civil Engineering and Development Department in 2013 are expected to be less than those of 2012 mainly because some major projects involving land formation and engineering infrastructure works such as Central Reclamation Phase III and Tseung Kwan O Further Development had been substantially completed in 2012. The major on-going projects contributing to land formation and road construction/widening in 2013 are the Development at Anderson Road, infrastructure works in Tuen Mun Area 54 and Kai Tak Development, and the cycle track network between Sheung Shui and Ma On Shan.

The increases in the value of land formation and infrastructure projects and the expenditure on construction works in 2013 are mainly due to the anticipated commencement of the detailed design of some major projects including the Tseung Kwan O – Lam Tin Tunnel, and the public infrastructure works to support the West Kowloon Cultural District

development. Major construction works packages associated with the Kai Tak Development and Wan Chai Development Phase II, as well as the site formation and infrastructure works for the Liantang/Heung Yuen Wai Boundary Control Point are also planned to commence in 2013.

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 2 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)126

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1711

Head: 33 Civil Engineering and Development Department

Subhead (No. & title):

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

(a) The Government stated that it will continue the planning and engineering studies on Hung Shui Kiu New Development Area in 2013-14. Will the Government advise what are the present progress, implementation programme, and administrative expenditure involved in the above work?

(b) The Government stated that it will continue the studies on the development of potential housing sites in Yuen Long District. Will the Government advise what are the present progress, implementation programme, and administrative expenditure involved in the above work?

Asked by: Hon. LEUNG Che-cheung

Reply:

(a) The Hung Shui Kiu New Development Area (HSK NDA) Planning and Engineering Study commenced in August 2011 and is currently scheduled for completion around end 2014. Based on the comments received in the Stage 1 Community Engagement (CE) exercise completed in February 2012, we are formulating the Preliminary Outline Development Plan (PODP) taking into account also various technical assessments. We plan to commence the Stage 2 CE exercise to consult the public and stakeholders concerned on the PODP in the third quarter of 2013. The approved project estimate for the study is $70.4 million, and the estimated expenditure in 2013-14 is about $16 million.

(b) The Planning and Engineering Study for Housing Sites in Yuen Long South commenced in November 2012 and is currently scheduled for completion in mid-2015. Technical assessments are underway for formulating initial development options. We plan to commence the Stage 1 CE exercise for the Study in the second quarter of 2013. The approved project estimate for the study is $49.5 million, and the estimated expenditure in 2013-14 is about $11 million.

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 2 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)127

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1726

Head: 33 Civil Engineering and Development Department

Subhead (No. & title):

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

In Programme (3), how many infrastructure project items related to residential development were commenced in each of the recent three years (i.e. 2010-11 to 2012-13) respectively? Among them, how many project items were not completed on schedule or were over budget? What are the reasons of the delay and overruns respectively?

Asked by: Hon. LEUNG Che-cheung

Reply:

The number of infrastructure projects specifically related to residential development newly started under Programme (3) in the recent three financial years are as follows –

Year	No. of projects newly started
2010-11	0
2011-12	4
2012-13	3

At this juncture, all projects are progressing on schedule and within budget.

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 2 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)128

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1799

Head: 33 Civil Engineering and Development Department

Subhead (No. & title):

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2013-14 under Programme (3), it mentioned several works items related to the Islands District. Please advise the progress of work and completion dates of the following works items:

a. The planning and engineering study on the extension of the Tung Chung New Town

b. The construction of phase 1 improvement works and the remaining improvement works at Tai O

c. The construction of phase 1 improvement works at Mui Wo

d. The planning and preliminary design of the land formation and engineering infrastructure works for phase 2 development at Yung Shue Wan

Asked by: Hon. LEUNG Che-cheung

Reply:

a. The planning and engineering study on the extension of the Tung Chung New Town commenced in January 2012. The Stage 1 Public Engagement (PE) was completed in August 2012. We are preparing development options prior to the Stage 2 PE which is planned to start around mid-2013. The study is currently scheduled for completion by 2015.

b. The implementation of Phase 1 improvement works at Tai O is in good progress for substantial completion in the first quarter of 2013. We are undertaking the detailed design for the remaining improvement works and will continue to engage Tai O residents for implementing the works in phases.

c. Funding application and preparation of tender documents for the implementation of Phase 1 improvement works at Mui Wo are in progress. We plan to commence the construction works in the third quarter of 2013 for completion in end 2015.

d. We are reviewing the scope and preliminary design of the Yung Shue Wan Phase 2 development project. Further public consultation will be carried out during the review process.

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 2 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)129

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2600

Head: 33 Civil Engineering and Development Department

Subhead (No. & title):

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

In 2013-2014 financial year, the estimated area of land formed is 16.5 hectares, which is 18.1 hectares less than last year. However, the estimated expenditure under Programme (3) is 8.1% more than the original estimate last year. Please inform this Committee of the breakdown of expenditure on the land formed under Programme (3) in the past six years (i.e. 2007-2008 financial year to 2012-2013 financial year) and explain why the area of land formed has decreased while the estimated expenditure increased?

Asked by: Hon. MA Fung-kwok

Reply:

Expenditures on construction works for land formation and infrastructure in the past six years are as follows:

	2007	**2008**	**2009**	**2010**	**2011**	**2012**
Expenditure ($million)	1,711.3	1,844.9	2,527.5	3,895.2	3,954.1	3,393.9

Since the land formation and associated infrastructures are carried out together under our construction contracts, we do not have separate expenditure figures on land formation alone. The amount of land formed varies each year according to the progress and phasing of on-going infrastructure projects. The area of land formed by the Civil Engineering and Development Department in 2013 is expected to be less than that of 2012 mainly because some major projects involving land formation and engineering infrastructure works such as Central Reclamation Phase III and Tseung Kwan O Further Development had been substantially completed in 2012. The estimated increase in the expenditure of land formation and infrastructure projects in 2013 is mainly due to the anticipated commencement of major construction works packages associated with the Kai Tak Development and Wan Chai Development Phase II, as well as the site formation and infrastructure works for the Liantang/Heung Yuen Wai Boundary Control Point.

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 2 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)130

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0309

Head: 33 Civil Engineering and Development Department

Subhead (No. & title):

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

Regarding the indicators of Programme (3) Provision of Land and Infrastructure, the estimated area of land formed in 2013 will substantially drop as compared with the past two years, i.e. from 23.1 hectares (ha) in 2011 and 34.6 ha in 2012 to the estimated 16.5 ha in 2013. The road constructed/widened for development will significantly decrease from 9 031 metres (m) in 2012 to the estimated 3 993 m in 2013. Will the Government advise:

(a) What are the reasons for the estimated decrease in land formed in 2013?

(b) Where are the locations of estimated site formation in 2013? Please give the details.

(c) What are the reasons for the decrease in estimated road constructed/widened for development?

Asked by: Hon. TANG Ka-piu

Reply:

(a) and (c) The amount of land formed and road constructed/widened vary each year according to the progress and phasing of on-going infrastructure projects. The area of land formed and length of road constructed/widened by the Civil Engineering and Development Department (CEDD) in 2013 are expected to be less than those of 2012 mainly because the major on-going projects involving land formation and engineering infrastructure works such as Central Reclamation Phase III and Tseung Kwan O Further Development had been substantially completed in 2012.

(b) The construction works projects managed by the CEDD contributing to land formation in 2013 are as follows:

Name of Project	Estimated Area of Land Formed
Development at Anderson Road	11.8 ha
Area 54, Tuen Mun	4.2 ha
Wan Chai Development Phase II	0.5 ha
Total	16.5 ha

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 2 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)131

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2229

Head: 33 Civil Engineering and Development Department

Subhead (No. & title):

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

Regarding the work under this Programme, will this Committee be informed that:

Why the estimated "area of land formed" and "road constructed/widened for development" in 2013 are substantially less than those in 2012 and 2011?

Asked by: Hon. WU Chi-wai

Reply:

The amount of land formed and roads constructed/widened varies each year according to the progress and phasing of the on-going infrastructure projects. The area of land formed and the length of roads constructed/widened by the Civil Engineering and Development Department in 2013 are expected to be less than those of 2011 and 2012 mainly because some major projects involving land formation and engineering infrastructure works, such as Ma On Shan Development, Central Reclamation Phase III and Tseung Kwan O Further Development, had been substantially completed in 2011 and 2012. The major projects contributing to land formation and road construction/widening in 2013 are the Development at Anderson Road, infrastructure works in Tuen Mun Area 54 and Kai Tak Development, and the cycle track network between Sheung Shui and Ma On Shan. These are on-going projects which will be completed in phases in subsequent years.

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 2 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)132

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2805

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

It is estimated that about 19 hectares of land, involving 7 800 flats, will be disposed of by way of private treaty grant in 2013. Why is it that the area of land and the number of flats are both much higher than those of 2011 and 2012? How does the Administration arrive at these projected figures? Which districts are the sites expected to be located in?

Asked by: Hon. CHAN Hak-kan

Reply:

The increase in the estimate of area of land to be granted by way of private treaty in 2013 is mainly due to the anticipated proposed land grants in respect of property developments at railway stations, including those at the East Rail Extension (Ma On Shan Rail) Tai Wai Station, Tin Shui Wai Light Rail Terminus and West Rail Long Ping Station (North) which were brought over from 2012, and those for two new property developments proposed at the West Rail Long Ping Station (South) and West Rail Yuen Long Station. Other than the above, there are also anticipated proposed private treaty grants for various uses such as school, student hostel, electricity substation and religious purposes in 2013.

The estimate for the total land area to be granted is based on the cases under processing at the time of preparing the Controlling Officer's Report. The flat numbers are estimated by reference to the proposals available at that time.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)133

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2806

Head: 91 Lands Department Subhead (No. & title):

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

How many consents for "sale of uncompleted residential units" were issued in 2011 and 2012 respectively? On average, how many months in advance of the anticipated completion date of a development project does a developer submit a pre-sale consent application; and how long does it take to process an application? How is the projected figure of 14 000 flats involved in the pre-sale consent applications required to be processed this year arrived at?

Asked by: Hon. CHAN Hak-kan

Reply:

The Legal Advisory and Conveyancing Office approved 16 applications for consent to sell uncompleted residential developments in 2011 and 19 such applications in 2012. The average time taken to approve such a consent application for residential development was 12.96 months in 2011 and 11.98 months in 2012. On the average, the consent application was submitted 26.21 months before the estimated completion of development in 2011 and 25.62 months in 2012.

The decision to apply for consent and the timing for submission rest with the developers. That said, given the market demand for new housing units, we have assumed, for planning purpose, that the number of applications for consent to sell uncompleted residential developments will increase in 2013. The number of 14 000 is only a rough estimate representing a 14.3% increase on the number of residential units (12 246) approved in 2012.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)134

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2810

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

It is estimated that 26.7 hectares (ha) of land will be resumed this year (i.e. 2013) for Public Works Programme projects, why is there a substantial decrease as compared with that of 55.88 ha last year (2012)? Please provide a list of projects with over 0.5 ha of land to be resumed and the area of land to be resumed.

Asked by: Hon. CHAN Hak-kan

Reply:

(a) The 26.7 hectares (ha) to be resumed is to meet the land requirement of projects to be implemented in 2013. The larger area resumed in 2012 is due to the implementation of major projects such as Liantang / Heung Yuen Wai Boundary Control Point and Associated Works (41.77 ha).

(b) Projects with over 0.5 ha of land to be resumed in 2013 are listed below:

	Project Title	Area to be resumed (ha)
(1)	Drainage Improvement in Northern New Territories Package C (Remaining Works) Cap. 124	7.50
(2)	Tuen Mun Western Bypass	6.82
(3)	Yuen Long and Kam Tin Sewage Treatment Upgrade, Upgrade of San Wai Sewage Treatment Works	2.06
(4)	Widening of Tolo Highway/Fanling Highway between Island House Interchange and Fanling - Stage 2	1.76
(5)	Northeast New Territories Landfill Extension	1.19

(6)	Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung	0.97
(7)	Drainage Improvement in Northern New Territories Package C (Remaining Works) Cap. 370 - Ancillary Road Works	0.77
(8)	North District Sewerage, Stage 2 Phase 1, Village Sewerage in Kau Lung Hang San Wai and Kau Lung Hang Lo Wai	0.69
(9)	Tuen Mun - Chek Lap Kok Link	0.62
(10)	North District Sewerage, Stage 2 Phase 1, Village Sewerage in Tai Hang	0.61

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)135

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3171

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding small house applications, could this Committee be informed of:

a) how many of the 2 416 and 2 403 applications processed by the Department in 2011 and 2012 respectively are rebuilding applications and how many for building new small houses? Which districts do these applications fall within?

b) how many hectares of land zoned "village type development" were granted by way of private treaty for small house development in 2011 and 2012 respectively? Of the land to be granted by private treaty in 2013, how many hectares are with planned land use as "village type development"?

Asked by: Hon. CHAN Hak-kan

Reply:

a) The figures of 2 416 and 2 403 are the respective numbers of small house applications processed by the Lands Department (Lands D) in 2011 and 2012, and do not include rebuilding applications. A breakdown of the above two figures by the eight districts in the New Territories is given below:

Year / District	2011	2012
Yuen Long	724	734
Tuen Mun	87	90
Tsuen Wan and Kwai Tsing	54	22
North	452	366
Tai Po	575	624
Sha Tin	133	144
Sai Kung	264	283
Islands	127	140
Total:	**2 416**	**2 403**

b) For the years 2011 and 2012, 0.67 and 0.54 hectares (ha) of land respectively within "Village Type Development" zones were granted for small house development by way of Private Treaty Grants. For the year 2013, based on the applications under processing, Lands D estimates that about 0.85 ha of land within "Village Type Development" zones will be granted for small house development by way of Private Treaty Grants. It should be noted that this figure only includes the land area of the lots granted but does not include the circulation space surrounding the small house or access.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)136

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0076

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

1. How many private columbaria are currently still in operation despite that their operation are in breach of land lease terms or they are unlawfully occupying government land? In respect of these two modes of operation, please provide the names and addresses of all the columbaria involved respectively.

2. How many complaints about suspected cases of unauthorised columbaria were received by the Lands Department in the previous year? Of these, how many have been handled and how many have been identified as confirmed cases of unauthorised columbaria?

3. How many inspections were conducted in the previous year? How many columbaria were found to be unauthorised during those self-initiated inspections?

4. How many lease enforcement, land control or legal actions were taken in the previous year to rectify the irregularities of the columbaria concerned? What are the details about them?

5. Given the growing problem of unauthorised development of private columbaria, will the Government consider allocating additional resources for conducting inspections and taking lease enforcement actions? What are the details? When will all the unauthorised columbaria be expected to be completely banned?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The responses to 1-5 of the question are as follows:

1. There are 56 private columbaria found to have breached the land lease/tenancy/permit terms and/or have illegally occupied government land for columbarium use ("unauthorised columbaria"). They are included in Part B of the Information on Private Columbaria (the List) published by the Development Bureau (DEVB) on 31 December 2012 which has been uploaded to the website of DEVB for public inspection (www.devb.gov.hk). The List will be updated quarterly.

2. In 2012, the Lands Department (Lands D) received 58 complaints against suspected cases of unauthorised columbaria. Ten of these complaints are still under investigation. The remaining 48 complaints, involving 20 suspected unauthorised columbaria, have been handled. Among these 20 suspected unauthorised columbaria, eight have been identified as confirmed cases of unauthorised columbaria included in Part B of the List.

3 & 4. Given the extensive area and uses of land in Hong Kong, it is impracticable for Lands D to patrol every piece of land regularly, and hence Lands D mainly acts on complaints and referrals. If columbarium use constitutes a lease breach, Lands D may, having regard to the circumstances, take lease enforcement action as appropriate. Such action may include issuing advisory/warning letters to the lessees. If illegal occupation of government land for columbarium use can be substantiated, Lands D will post notice under section 6(1) of the Land (Miscellaneous Provisions) Ordinance (Cap. 28) requiring the cessation of occupation of government land within a specified period. If the illegal occupation persists after expiry of the specified period, Lands D may, subject to legal advice, take further land control action including prosecution.

Lease enforcement and land control actions taken by Lands D against unauthorised columbaria in 2012 are set out in the following table:

Number of site inspections (involving suspected/confirmed unauthorised columbaria)	698
Number of advisory/warning letters issued (involving 25 confirmed unauthorised columbaria and five suspected unauthorised columbaria)	57
Number of notices issued under section 6(1) of the Land (Miscellaneous Provisions) Ordinance (Cap. 28)	21
Number of re-entry cases in respect of lease breach	1
Number of prosecution cases under Cap. 28 in respect of illegal occupation of government land	2

5. As mentioned in 3 & 4 above, Lands D mainly acts on complaints and referrals and takes appropriate lease enforcement actions, if required, at different stages. Such work will continue and the staff expenses for lease enforcement work involving columbaria in 2013-14 will be maintained at around the same level as 2012-13. Following two rounds of public consultation, the Food and Health Bureau consulted the Legislative Council (LegCo) Panel on Food Safety and Environmental Hygiene in December 2012 on the legislative proposals for regulating private columbaria. The current target of the Bureau is to introduce the Private Columbaria Bill into LegCo in the last quarter of 2013.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)137

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2942

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Of the residential sites disposed of in the past three years (i.e. 2010-11 to 2012-13), are there any provisions on the time limit for superstructure development in the land leases? If yes, what are these provisions in general and have they been violated by any developers or land owners over the past three years?

Asked by: Hon. CHAN Kam-lam

Reply:

As a general practice, a Building Covenant (BC) clause is incorporated in the land leases of residential sites. Under the BC clause, the developer is required to complete the construction of the minimum gross floor area specified in the lease conditions and obtain an occupation permit from the Building Authority within the BC period imposed in the lease conditions. In general, the BC period depends on the scale and complexity of the proposed development. For those residential sites sold by public auction or tender in the years 2010-11 to 2012-13, the BC period ranges from 48 months to 100 months. During the period from 2010 to 2012, four residential sites sold before 2010-11 did not comply with the BC period under lease. Approvals of extension were given upon full justifications given for the delay and payment of premium.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)138

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1700

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

According to the indicators of this Programme, the area of land estimated to be granted by way of private treaty in 2013 amounts to 19 hectares (ha), four times more than the 4.51 ha actually granted in 2012. In this connection, will the Government inform this Committee:

(1) why there is a substantial increase in the area of land to be granted by way of private treaty in the coming year; and

(2) of the area of land to be allocated for public housing development and the number of flats to be produced?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

(1) The increase in the estimate of area of land to be granted by way of private treaty in 2013 is mainly due to the anticipated proposed land grants in respect of property developments at railway stations, including those at the East Rail Extension (Ma On Shan Rail) Tai Wai Station, Tin Shui Wai Light Rail Terminus and West Rail Long Ping Station (North) which were brought over from 2012, and those for two new property developments proposed at the West Rail Long Ping Station (South) and West Rail Yuen Long Station. The total land area to be granted for these railway related property developments in 2013 amounts to about 12 hectares. Other than the above, there are anticipated proposed private treaty grants for various uses such as school, student hostel, electricity substation and religious purposes in 2013.

(2) The private treaty grants anticipated to be completed in 2013 do not include sites for public housing development.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)139

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2049

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 by purpose of hire (private gardens, private clubs and golf courses) of the number of Short Term Tenancy (STT) cases, the rental incomes generated, the area of land involved and the annual premium subsidies over the past three years (i.e. from 2010-11 to 2012-13).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

In the past three years, no Short Term Tenancy (STT) was granted for golf course purpose. One site was granted by STT open tender in 2010-11 for the purpose of a private wine club at a rent of $0.72 million per annum. As for STT sites granted for private gardens which usually comprise government land adjoining and for use together with residential lots, the breakdown by year is 82, 37 and 14 for the years 2010-11, 2011-12 and 2012-13 (up to 31.12.2012) respectively. For the same years, the total annual rent received is $1,019,370, $804,270 and $239,460 and the total area of land involved is 8 802 m^2, 5 134 m^2 and 1 184 m^2 respectively.

The above STT sites are let at full market rent and there is no subsidy involved.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)140

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0845

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

The Government advised the Legislative Council in June 2012 that of the 86 primary school and 15 secondary school premises that had become vacant from the 2004-05 to 2011-12 school years, 49 school premises had been or would be returned to the relevant government departments for disposal. The Education Bureau has notified the Planning Department that the aforesaid 49 school premises are not suitable for further educational uses and will be returned to the relevant departments for consideration of other uses under the existing established arrangements. Will the Government please provide the following information:

(a) the position regarding the return of the 49 school premises and their uses;

(b) the procedures and the time taken by the Lands Department to consult other departments concerning the vacant school premises or buildings returned to the Department by other bureaux or departments;

(c) the types of buildings returned to the Department, and a breakdown by type of building of the number of buildings returned since the establishment of the Department;

(d) a list showing the respective numbers of buildings returned to the Department in the past three years (i.e. from 2010-11 to 2012-13); and

(e) whether non-governmental organisations (NGOs) will be openly consulted on the use of the returned vacant school premises or buildings? If yes, what are the details; if no, what are the reasons? Can NGOs apply for using the returned vacant school premises or buildings? If yes, what are the details; if no, what are the reasons?

Asked by: Hon. CHEUNG Kwok-che

Reply:

(a) The Planning Department (PlanD) has completed the review of the 49 sites at which the vacant primary and secondary school premises are located. The majority of these sites have small developable site areas, are located in remote areas of the New Territories or outlying islands, are lack of supporting facilities (such as vehicular access roads) or involve historical buildings worthy of preservation, hence should more appropriately be retained as a pool of government, institutional and community (GIC) sites for various institutional or community uses (such as rural amenities). A few sites which are currently zoned "Residential" or "Village Type Development" on the Outline Zoning Plans are considered suitable for residential use or village type development, e.g. the ex-Chan Lai So Chun Memorial School at Cheung Ching Estate in Tsing Yi is proposed for Home Ownership Scheme development. Also, a GIC site at the ex-Peng Chau Chi Yan Public School (northern portion) is recommended for rezoning for residential use.

Among the 49 vacant school premises:

(i) 39 fall under the purview of the Lands Department (Lands D) of which 16 are wholly or partly on private lots held by the private land owners; the remaining premises (or part of the premises) are under application/available for application for other uses or with uses under consideration by the Government. As at the end of February 2013, four tenancies had been let out to non-profit making organisations and three government land allocations had been made to government bureaux/departments for other uses;

(ii) six are within the Housing Department's housing estates of which some are proposed for public housing development and others are taken up by different government departments/organisations for GIC uses;

(iii) one premises is under the management of Government Property Agency with the building being fully occupied by various departments; and

(iv) three premises remain in possession by the Education Bureau (EDB) pending hand-over of the premises to the new user once identified by Lands D.

(b) For premises that are not suitable for further educational uses, EDB would inform PlanD and return these school premises to relevant departments for disposal. Generally, PlanD would consult all concerned government bureaux/departments on land use review or specific land use changes for specific sites. The process is applicable to vacant school premises. The time taken for the consultation would depend on the number of sites, the complexity of the issues involved, the scale of the review, etc.

For school premises on government land allocated to EDB, EDB would inform Lands D of the time when the premises would become vacant and be returned for disposal and consideration of alternative uses.

For premises situated on a site where there is an identified long term user in line with the planned land use and where any necessary policy support by the relevant bureau has been given, Lands D would arrange for disposal of the site to the user. If there is no long-term planned use or development programme, Lands D would normally consider suitable temporary uses of such sites and consult other government bureaux/departments as appropriate before disposal on temporary basis. The time taken in the process varies from case to case. Similar processes apply to other government sites or buildings when they are returned to Lands D.

(c)&(d) Government sites are usually returned to Lands D free of any buildings. Buildings or structures on sites returned to Lands D upon expiry or termination of government land allocations, or termination of land leases or short term tenancies, such as the vacant school premises, are exceptional. Lands D would arrange for their disposal according to the planned long-term use or for suitable temporary uses as appropriate.

(e) Apart from government bureaux/departments, non-governmental organisations and district councils may also be interested to take up vacant government sites including vacant school premises that are available for temporary uses. Lands D maintains a list of about 800 vacant government sites (mainly without buildings thereon) which are available for applications on short term basis for community, institutional or non-profit making purposes. The list is available for public inspection at the offices of the 12 District Lands Offices, District Offices and District Social Welfare Offices. Relevant extracts are also circulated to District Councils periodically. Any interested parties may apply for these sites or premises and the application guidelines and procedures can be found in the pamphlet "Guidelines for Application for Use of Vacant Government Land that is available for Community, Institutional or Non-profit making Purposes on Short Term Use" which is available on Lands D's website - http://www.landsd.gov.hk/en/legco/glm.htm. Applications for permanent use of these sites may be considered if circumstances warrant.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)141

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2332

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 applications for building small houses in the New Territories were made last year (i.e. 2012-13)? How many applications were rejected? What is the total area of land that has been granted for building small houses in the New Territories? What is the expenditure involved?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

A total of 2 403 small house applications were processed by the Lands Department in 2012. During the same period, a total of 1 190 small house applications were rejected, while 1 120 small house grants were issued. Among these small house grants, 95 cases involved the grant of about 0.56 hectares of government land. It should be noted that this figure only includes the land area of the lots granted but does not include the circulation space surrounding the small house or access. The rest of the small house grants involved private land only. The staff expenditure involved in processing small house applications in 2012-13 is estimated to be $35.2 million.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 3.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)142

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2334

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Why does the Lands Department estimate that the area of land to be granted by way of private treaty this year (i.e. 2013-14) is nearly four times more than that of last year? What is the land value involved? In addition, what was the value of the land granted by way of private treaty last year (i.e. 2012-13)?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

The increase in the estimate of area of land to be granted by way of private treaty in 2013 is mainly due to the anticipated proposed land grants in respect of property developments at railway stations, including those at the East Rail Extension (Ma On Shan Rail) Tai Wai Station, Tin Shui Wai Light Rail Terminus and West Rail Long Ping Station (North) which were brought over from 2012, and those for two new property developments proposed at the West Rail Long Ping Station (South) and West Rail Yuen Long Station. Other than the above, there are also anticipated proposed private treaty grants for various uses such as school, student hostel, electricity substation and religious purposes in 2013.

We do not have a specific estimate for land premium in respect of these private treaty grants as the land premium is assessed on current market value basis at the time when the grant is agreed.

The total land premium received from private treaty grants (excluding small house land grants) executed in 2012-13 (up to the end of February 2013) is $1,607.156 million.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)143

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2335

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 private recreational leases (PRLs) did the Lands Department grant last year (i.e. 2012-13)? What are the area and value of the land involved? How many staff members of the Lands Department are engaged in processing the PRLs? What are the administrative expenses involved?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

No new private recreational leases (PRLs) were granted in 2012-13. In accordance with the government's policy on the provision of private recreational facilities and taking into account the views of relevant bureaux/departments, seven PRLs were renewed in 2012-13. The sites concerned have a total area of about 4.94 hectares, and there is no estimate on the value of the land involved. As the work related to PRLs is absorbed by the existing staff of the Lands Department as part of their overall land administration duties, there is no separate breakdown of the manpower and expenditure used solely for the work.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)144

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3158

Head: 91 Lands Department

Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding the departmental records management work over the past three years (2010-11, 2011-12, 2012-13):

1. Please provide information on the number and rank of officers designated to perform such work. If there is no officer designated for such work, please provide information on the number of officers and the hours of work involved in records management duties, and the other duties they have to undertake in addition to records management;

2. Please list in the table below information on programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents

3. Please list in the table below information on programme and administrative records which have been transferred to GRS for retention:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

4. Please list in the table below information on records which have been approved for destruction by GRS:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

Asked by: Hon. HO Sau-lan, Cyd

Reply:

Information on our departmental records management work over the past three years (up to February 2013) is provided below.

1. Number and rank of designated officers

No officers are designated solely to perform records management work. A number of officers of different grades including executive, clerical and secretarial are involved in carrying out the duty. However, as records management is only part of their overall duties, we are not able to provide a breakdown of the manpower spent solely on the work.

2. Records which have been closed pending transfer to the Government Records Service (GRS) for appraisal

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents
Administrative records	1961 - 2013	2 022 (105 linear metres)	One to seven years after action completed	45 out of 2 022 records are confidential records

3. Records which have been transferred to GRS for retention

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
Administrative records	1966 - 2012	1 (0.04 linear metre)	2012	Permanent retention	No

4. Records which have been approved for destruction by GRS

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
Administrative records	1947 - 2008	1 340 (66 linear metres)	Not applicable	One to seven years after action completed	No
Programme records	1985 - 2006	10 953 (47 linear metres)			

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)145

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1094

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Will the Government please provide details of the residential sites disposed of in the past five years (i.e. from 2008-09 to 2012-13)?

2008-09

Disposal date	Lot	Location	Use	Permitted floor area	Premium	Expected no. of flats	Expected completion date	Current progress at site	Other restrictions

2009-10

Disposal date	Lot	Location	Use	Permitted floor area	Premium	Expected no. of flats	Expected completion date	Current progress at site	Other restrictions

2010-11

Disposal date	Lot	Location	Use	Permitted floor area	Premium	Expected no. of flats	Expected completion date	Current progress at site	Other restrictions

2011-12

Disposal date	Lot	Location	Use	Permitted floor area	Premium	Expected no. of flats	Expected completion date	Current progress at site	Other restrictions

2012-13

Disposal date	Lot	Location	Use	Permitted floor area	Premium	Expected no. of flats	Expected completion date	Current progress at site	Other restrictions

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

Details of the residential sites disposed of in the past five financial years are as follows:

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
2008-09							
1	9 May 2008	Lot 1200 in DD 217 - Pak Sha Wan, Sai Kung, New Territories	Residential	114.8 m^2	$16.5 million (1- actual number) [30 June 2012]	(c)	
2009-10 Note 6							
2	28 December 2009	TPTL 200 - Pak Shek Kok Development Area, Site D1, Tai Po, New Territories	Residential	66 960 m^2 (62 775 m^2) [4 185 m^2]	$5,150 million (1 077 Note 7) [30 June 2015]	(b)	GFA of each residential unit shall not be less than 60 m^2.
3	28 December 2009	TPTL 201 - Pak Shek Kok Development Area, Site D2, Tai Po, New Territories	Residential	66 960 m^2 (62 775 m^2) [4 185m^2]	$5,250 million (1 077 Note 7) [30 June 2015]	(b)	GFA of each residential unit shall not be less than 60 m^2.
4	22 February 2010	TKOTL 76 - Area 66B, Tseung Kwan O, New Territories	Residential	67 650 m^2 (61 500 m^2) [6 150m^2]	$3,370 million (784) [31 March 2015]	(b)	Total number of residential units shall not exceed 880 except as approved by the Director.

2010-11							
5	11 May 2010	TCTL 37 - Area 55b, Tung Chung, Lantau Island, New Territories	Residential	133 620 m^2 (131 000 m^2) [2 620 m^2]	$3,420 million (1 419) [31 December 2015]	(b)	
6	24 May 2010	FSSTL 177 - Junction of Ma Sik Road and Sha Tau Kok Road (Lung Yeuk Tau Section), Area 19, Fanling, New Territories	Residential	Not specified	$1,330 million (728) [30 June 2015]	(b)	Maximum plot ratio five for a domestic building.
7	8 June 2010	KIL 11175 - Junction of Fat Kwong Street and Chung Hau Street, Ho Man Tin, Kowloon	Residential	80 755 m^2	$10,900 million (527) [30 June 2016]	(a)	
8	28 July 2010	IL 9007 - Mount Nicholson Road, The Peak, Hong Kong	Residential	30 180.4 m^2	$10,400 million (67) [31 March 2016]	(a)	
9	17 August 2010	KIL 11125 - 204 Argyle Street, Kowloon	Residential	36 630 m^2	$4,100 million (228) [31 March 2016]	(a)	
10	17 August 2010	KIL 11120 - Hung Hom Bay Reclamation Site D1, Junction of Oi King Street and Hung Luen Road, Kowloon	Residential	33 979 m^2 [3 775 m^2]	$3,510 million (321) [31 March 2016]	(a)	
11	31 August 2010	NKIL 6306 -1 Ede Road, Kowloon Tong, Kowloon	Residential	7 197 m^2	$1,285 million (41) [31 March 2015]	(b)	

12	29 September 2010	FSSTL 202 - Junction of Fan Leng Lau Road, Wo Muk Road and Luen Hing Street, Luen Wo Hui, Fanling, New Territories	Residential	Not specified	$459 million (144) [30 September 2015]	(b)	Maximum plot ratio five for a domestic building.
13	12 October 2010	NKIL 6423 - 3 and 5 Ede Road, Kowloon Tong, Kowloon	Residential	8 424 m^2	$1,630 million (47) [30 June 2016]	(b)	
14	3 November 2010	NKIL 6493 - Inverness Road, Kowloon Tong, Kowloon	Residential	21 138 m^2	$2,170 million (134) [31 December 2015]	(a)	
15	7 March 2011	YLTL 518 - Yuen Long On Ning Road, Tai Kiu Road, Yuen Long On Lok Road, Yuen Long, New Territories	Residential	61 700 m^2	$2,410 million (1 129) [30 September 2016]	(a)	(i) Each residential unit shall not exceed 60 m^2 in saleable area. (ii) The total number of residential units shall not be less than 960. (iii) Not less than 800 residential units shall be ranging in saleable area from 35 m^2 to 40 m^2 and not less than 160 residential units shall be ranging in saleable area from exceeding 40 m^2 to 60 m^2.
2011-12							
16	27 April 2011	KIL 11184 - Ko Shan Road, Hung Hom, Kowloon	Residential	14 262 m^2	$1,525 million (165) [31 December 2016]	(a)	
17	12 May 2011	IL 8963 - Stubbs Road, Hong Kong	Residential	16 800 m^2 [1 500 m^2]	$4,490 million (Subject to actual design by developer) [30 June 2018]	(a)	

18	12 May 2011	NKIL 6498 - Begonia Road, Yau Yat Chuen, Kowloon	Residential	3 417 m^2	$579 million (10) [31 December 2015]	(a)	
19	12 May 2011	Lot 2086 in DD 105 - Ngau Tam Mei, Yuen Long, New Territories	Residential	9 392 m^2	$662 million (71) [30 June 2016]	(d)	
20	9 June 2011	IL 8949 - Borrett Road, Hong Kong	Residential	40 440 m^2	$11,650 million (153) [30 June 2017]	(d)	
21	9 June 2011	Lot 2129 in DD 121 - Ping Kwai Road, Ping Shan, Yuen Long, New Territories	Residential	6 076 m^2	$300 million (41) [31 December 2015]	(d)	
22	20 June 2011	HHIL 555 - At the Junction of Gillies Avenue South and Bulkeley Street, Hung Hom, Kowloon	Residential	5 240.7 m^2 (4 367 m^2)	$406.3 million (95) [31 March 2016]	(a)	(i) The total number of residential units shall not be less than 70. (ii) Each residential unit shall be ranging in saleable area from 35 m^2 to 40 m^2.
23	20 June 2011	HHIL 556 - Lee Kung Street, Hung Hom, Kowloon	Residential	9 740 m^2	$801 million (216) [30 September 2016]	(a)	(i) The total number of residential units shall not be less than 170. (ii) Each residential unit shall be ranging in saleable area from 35 m^2 to 40 m^2.

24	28 July 2011	TCTL 36 - Area 55A, Tung Chung, Lantau Island, New Territories	Residential	129 540 m^2 (127 000 m^2) [2 540 m^2]	$3,770 million (2 383) [30 September 2016]	(a)	(i) Each residential unit shall not exceed 60 m^2 in saleable area. (ii) The total number of residential units shall not be less than 2 020. (iii) Not less than 1 650 residential units shall be ranging in saleable area from 35 m^2 to 45 m^2 and not less than 370 residential units shall be ranging in saleable area from exceeding 45 m^2 to 60 m^2.
25	9 August 2011	STTL 525 - Area 56A, Kau To, Sha Tin, New Territories	Residential	95 826 m^2	$5,500 million (Subject to actual design by developer) [31 March 2017]	(a)	The total number of residential units shall not be less than 970.
26	25 August 2011	IL 8920 - Oil Street, North Point, Hong Kong	Hotel and Residential/ Commercial	70 200 m^2	$6,267.2 million (Subject to actual design by developer) [31 December 2018]	(d)	
27	6 September 2011	TKOTL 113 - Area 66A, Tseung Kwan O, New Territories	Residential	73 662 m^2 (66 965 m^2) [6 697 m^2]	$3,120 million (Subject to actual design by developer) [30 September 2016]	(a)	The total number of residential units shall not exceed 1 010 and shall not be less than 960.
28	6 September 2011	Lot 1282 in DD 253 - Pak Shek Wo, Sai Kung, New Territories	Residential	1 124.8 m^2	$121.5 million (6) [30 September 2015]	(d)	
29	6 September 2011	Lot 4309 in DD 124 - Tan Kwai Tsuen Road, Yuen Long, New Territories	Residential	11 192 m^2	$361 million (Subject to actual design by developer) [30 September 2016]	(a)	The total number of residential units shall not be less than 170.
30	4 October 2011	StIL 91 - Hoi Fung Path, Stanley, Hong Kong	Residential	461.4 m^2	$121.1 million (Subject to actual design by developer) [30 June 2016]	(d)	

31	4 October 2011	Lot 1613 in DD 222 - Kap Pin Long, Sai Kung, New Territories	Residential	346.6 m^2	$55 million (Subject to actual design by developer) [31 December 2016]	(d)	
32	10 November 2011	RBL 1168 - Near 35 South Bay Road, Hong Kong	Residential	1 204.2 m^2	$498.9 million (Subject to actual design by developer) [31 December 2016]	(d)	
33	8 December 2011	Lot 724 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	2 964 m^2	$176.8 million (Subject to actual design by developer) [30 September 2016]	(d)	The total number of residential units shall not exceed 14.
34	8 December 2011	Lot 726 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	3 020 m^2	$180 million (Subject to actual design by developer) [30 September 2016]	(d)	The total number of residential units shall not exceed 16.
35	22 December 2011	Lot 726 in DD 4 Mui Wo - Mui Wo, Lantau Island, New Territories	Residential and Commercial	4 590 m^2 (3 010 m^2) [1 580 m^2]	$55 million (Subject to actual design by developer) [31 March 2016]	(d)	The total number of residential units shall not exceed 50.
36	12 January 2012	TKOTL 119 - Area 66B2, Tseung Kwan O, New Territories	Residential	45 353 m^2 (41 230 m^2) [4 123 m^2]	$1,860 million (Subject to actual design by developer) [31 March 2017]	(a)	The total number of residential units shall not exceed 620 and shall not be less than 590.
37	9 February 2012	TMTL 423 - Area 48, Castle Peak Road, So Kwun Wat, Tuen Mun, New Territories	Residential	87 291 m^2	$2,739 million (Subject to actual design by developer) [31 March 2019]	(d)	The total number of residential units shall not be less than 1 100.
38	1 March 2012	Lot 676 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential	3 423 m^2	$19 million (Subject to actual design by developer) [30 June 2016]	(d)	
39	22 March 2012	AplIL 135 - At Junction of Ap Lei Chau Drive and Ap Lei Chau Praya Road, Hong Kong	Residential	21 350 m^2	$2,538 million (Subject to actual design by developer) [31 December 2017]	(d)	

40	22 March 2012	Lot 1588 in DD 243 - Pik Sha Road, Sai Kung, New Territories	Residential	3 046 m^2	$700 million (Subject to actual design by developer) [30 June 2016]	(d)	
2012-13 (up to 13 March 2013)							
41	2 May 2012	RBL 1165 - Near 110 Repulse Bay Road, Hong Kong	Residential	3 906 m^2	$1,668 million (Subject to actual design by developer) [30 September 2017]	(d)	
42	2 May 2012	TMTL 436 - Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	Residential	3 608 m^2	$180 million (Subject to actual design by developer) [31 December 2016]	(d)	
43	24 May 2012	TKOTL 114 - Area 66C1, Tseung Kwan O, New Territories	Residential	23 936 m^2 (21 760 m^2) [2 176 m^2]	$1,033 million (Subject to actual design by developer) [30 September 2017]	(a)	The total number of residential units shall not exceed 326 and shall not be less than 310.
44	24 May 2012	STTL 562 - Area 56A, Kau To, Sha Tin, New Territories	Residential	4 680 m^2	$531.5 million (Subject to actual design by developer) [30 September 2016]	(d)	
45	30 May 2012	RBL 1190 - Deep Water Bay Drive, Hong Kong	Residential	23 052.26 m^2	$6,000 million (Subject to actual design by developer) [For redevelopment of the lot, 60 calendar months from the date of the issue by the Building Authority of the first consent letter for demolition of the Existing Buildings and Structures]	(d)	
46	30 May 2012	Lot 673 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	856.8 m^2	$15.0 million (Subject to actual design by developer) [30 September 2016]	(d)	

47	11 July 2012	IL 9027 - Java Road and Tin Chiu Street, North Point, Hong Kong	Residential and Commercial	83 675 m^2 (53 680 m^2) [29 995 m^2]	$6,910 million (Subject to actual design by developer) [31 December 2020]	(d)	The total number of residential units shall not be less than 700.
48	1 August 2012	TKOTL 115 - Area 66D1, Tseung Kwan O, New Territories	Residential	27 643 m^2 (25 130 m^2) [2 513 m^2]	$1,168.9 million (Subject to actual design by developer) [31 December 2017]	(d)	The total number of residential units shall not exceed 378 and shall not be less than 360.
49	30 August 2012	STTL 567 - Area 56A, Kau To, Sha Tin, New Territories	Residential	29 550 m^2	$3,038 million (Subject to actual design by developer) [30 June 2018]	(d)	
50	30 August 2012	Lot 678 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential and Commercial	5 200 m^2 (3 200 m^2) [2 000 m^2]	$80.8 million (Subject to actual design by developer) [30 June 2017]	(d)	
51	28 September 2012	TKOTL 117 - Area 66C2, Tseung Kwan O, New Territories	Residential	45 203 m^2 (38 745 m^2) [6 458 m^2]	$2,285 million (Subject to actual design by developer) [31 December 2017]	(d)	The total number of residential units shall not exceed 546 and shall not be less than 520.
52	28 September 2012	Lot 674 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	1 335.2 m^2	$31 million (Subject to actual design by developer) [30 June 2017]	(d)	
53	7 November 2012	TKOTL 118 - Area 66D2, Tseung Kwan O, New Territories	Residential	52 339 m^2 (44 862 m^2) [7 477 m^2]	$2,545 million (Subject to actual design by developer) [31 March 2018]	(d)	The total number of residential units shall not exceed 630 and shall not be less than 600.
54	7 November 2012	STTL 574 - Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	Residential	52 227 m^2	$2,901 million (Subject to actual design by developer) [31 March 2018]	(d)	The total number of residential units shall not be less than 440 and shall not exceed 463.
55	28 November 2012	TKOTL 95 - Area 68A2, Tseung Kwan O, New Territories	Residential	53 265 m^2 (42 612 m^2) [10 653 m^2]	$2,826 million (Subject to actual design by developer) [31 March 2019]	(d)	The total number of residential units shall not be less than 535.

56	13 December 2012	TKOTL 125 - Area 68A1, Tseung Kwan O, New Territories	Residential	39 923 m^2 (31 938 m^2) [7 985 m^2]	$1,968 million (Subject to actual design by developer) [31 March 2019]	(d)	The total number of residential units shall not be less than 400.
57	13 December 2012	KIL 11229 - Kwun Chung Street, Kowloon	Residential	2 441 m^2 (2 034 m^2)	$193.7 million (Subject to actual design by developer) [30 September 2017]	(d)	
58	9 January 2013	STTL 565 - Area 56A, Kau To, Sha Tin, New Territories	Residential	13 228 m^2	$1,466.9 million (Subject to actual design by developer) [31 March 2018]	(d)	
59	9 January 2013	Lot 1949 in DD 221 - Sha Kok Mei, Sai Kung, New Territories	Residential	23 145 m^2	$1,455 million (Subject to actual design by developer) [31 March 2019]	(d)	The total number of residential units shall not be less than 240.
60	30 January 2013	TMTL 427 - So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	Residential	35 014 m^2	$1,388 million (Subject to actual design by developer) [30 September 2019]	(d)	The total number of residential units shall not be less than 460 and shall not exceed 480.
61	13 March 2013	KIL 11227 – Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	Residential	106 110 m^2	$11,687.9 million (Subject to actual design by developer) [30 June 2019]	(d)	

Note 1: Based on the date of auction/ tender award.

Note 2: Maximum gross floor area (GFA) figures quoted in square metres (m^2) in the above table if specified in the Conditions of Sale.

Note 3: Except where shown as "Subject to actual design by developer", the estimated number of residential units in the above table is based on the building plans approved by the Buildings Department or the production forecast by the Rating and Valuation Department.

Note 4: Building covenant is the period specified in the Conditions of Sale within which the developer has to complete the construction of the minimum GFA specified in the Conditions of Sale and obtain an occupation permit from the Building Authority.

Note 5: The current progress based on information from the Buildings Department up to the end of January 2013 is as follows:

(a) Government received the contractor's notification of commencement of foundation works.

(b) Government received the contractor's notification of commencement of general building and superstructure works.

(c) Occupation permit has been obtained.

(d) Construction has not yet commenced.

Note 6: A commercial/residential site, FSSTL 225, was sold by public auction on 5 May 2009. According to the development submission, the site will not be used for residential purposes.

Note 7: The total flat number from a joint-development proposal on TPTL 200 and TPTL 201.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)146

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1095

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 administration of temporary use of government land, will the Government please inform this Committee of:

(a) the details of land currently allocated to government departments on a temporary basis

Lot	Area	Use	User department	Date of allocation	Term of use

(b) the details of government land currently let by grant or tender through short term tenancies (STTs):

Lot	Area	Use	Rent	Date of issue of STT	Term of tenancy	Issued through (single tender/ direct grant/open tender)	Status of tenant (non-government organisation/private enterprise)

(c) What are the criteria for considering whether vacant government land can be allocated to government departments for temporary use? What application and approval procedures does a department need to go through? How long does it take approximately to process such applications? What are the ranks of officers involved in the decision-making process? How will a decision be made if more than one department intends to use the same piece of government land? Over the past three years (i.e. from 2010-11 to 2012-13), how many internal applications have been made annually? How many of them have been rejected and what are the main reasons for rejection?

(d) What are the criteria for allowing vacant government land to be granted through STTs? Through what channels can the public learn about the details of the sites available for STT? How are the rent and the term of tenancy determined? What is the entire process of approval? What are the criteria for tender and grant? About how long does the whole process take in general?

(e) In approving the temporary use of government land through STTs, especially for STTs let by direct grant, is there any mechanism to ensure fairness? Is there any restriction on the hire of multiple pieces of government land by the same tenant?

(f) How does the Government recover the land allocated to government departments for temporary use and land granted through STTs? If there is a need for development, can the land be recovered and its use be changed, for example for residential or commercial use?

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

The responses to (a) to (f) of the question are as follows :-

(a) As at the end of 2012, 878.43 hectares (ha) of land were allocated to government departments on a temporary basis to facilitate the implementation of government projects. These temporary land allocations are mainly granted to the Civil Engineering and Development Department, Food and Environmental Hygiene Department, Home Affairs Bureau, Home Affairs Department, Leisure and Cultural Services Department, Highways Department, Drainage Services Department, Water Supplies Department, etc. for purposes such as works areas, sitting out areas/parks and refuse collection points. The term of the allocation generally depends on the nature and requirements of the government project or use as well as the development programme of the permanent use of the site, if any. As some 1 600 allocations to government departments are involved, we have not compiled the details of all allocations for the purpose of this reply.

(b) The total area of short term tenancies (STTs) let by tender and by direct grant during 2012 were 49.67 ha and 89.47 ha respectively. Examples of uses include fee-paying carparks, open storage, works areas/sites required for railway or public housing projects, and non-profit-making activities by non-profit-making organisations for which policy support by the relevant policy bureau has been given. As some 300 STTs are involved, we have not compiled the details of all the STTs for the purpose of this reply.

(c) In general, when a government site is not immediately required for permanent use/development, the Lands Department (Lands D) will put the site to appropriate temporary use including allocating the site to various government departments/bureaux or letting out the site on STTs.

Upon receipt of a formal application for temporary government land allocation together with the supporting documents, Lands D would consult the relevant government departments including the Planning Department and the District Office concerned. If no adverse comment or objection is received, the allocation will normally be approved by the District Lands Officer. If, however, valid objections to the application have been raised and have not been resolved or conditions are required to be imposed but cannot be fulfilled by the Department, the application would be rejected. The processing time for a temporary land allocation varies from case to case. In case of competing applications for the same piece of land, a decision would be made after appropriate consultation and depending on the individual merits of the case. Lands D does not have readily available information on the number of applications received and rejected in the past three years.

(d) For STT sites let by open tender, the public may check Lands D's webpage (http://www.landsd.gov.hk/en/stt/index.htm) for information on land currently under tender invitation, tender forecast and tender result records. Information about land currently available by tender invitation and tender results will also be published in the newspapers and Government Notices respectively. In general, the tender period of an STT is about two and a half weeks. Upon close of tender, Lands D will arrange the tender to be awarded as soon as practicable. An STT site let by open tender would usually be awarded to the highest bidder for a term compatible with the temporary availability of the land. Before accepting a tender, Lands D will check whether the tender received complies with the tender conditions and analyse the tendered sum to establish that it is a market rent and may be accepted.

(e) An STT may be granted directly when the proposed use by the applicant is supported by the relevant policy bureau or the land is of no general commercial interest. Where applicable the policy bureau is required to put on record its consideration and justifications in giving support for the direct grant for the case in question. There is no restriction on the granting of more than one STT to the same applicant.

(f) The short term grant of government land should not prejudice permanent development or long term use as intended by the Government, including that which is in accordance with the zoning of the land as shown on the statutory plan. If there is a need for permanent development of a particular site, the short term use would be terminated at an appropriate time to tie in with the permanent development programme in accordance with the conditions of the temporary land allocation or STT.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 3.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)147

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1712

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

The number of structures cleared in programmed squatter clearances or emergency clearances in 2011 and 2012 were 1 000 and 679 respectively. It is estimated that 2 700 structures will be demolished in 2013. Why is there a substantial increase in the estimated number of cleared structures?

Asked by: Hon. LEUNG Che-cheung

Reply:

The increase is mainly due to the re-scheduling of clearance projects scheduled for 2012-13 to 2013-14.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)148

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1719

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 2013-14, the Administration indicates that it will "continue land sales under the Application List System". However, the Secretary for Development has earlier announced that the Application List System will be abolished. What is its impact on staffing and operating expenses of the Department? What are the expenditures involved in implementing the Application List System in 2011 and 2012 respectively?

Asked by: Hon. LEUNG Che-cheung

Reply:

The abolition of the Application Mechanism as an arrangement for government land disposal does not have implications for the staffing or operating expenses of the Department. There is no separate breakdown of the manpower and expenditure used for government land sale under the Application Mechanism.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)149

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1720

Head: 91 Lands Department

Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Provision for 2013-14 is $53.5 million higher than the revised estimate for 2012-13. This is mainly due to a net increase of 25 posts for land administration, resumption and clearance work. Under Matters Requiring Attention in 2013-14, it is mentioned that the Department will "continue to strengthen land control and lease enforcement work", but there is no significant increase in "lease enforcement cases" and "government sites cleared from unlawful occupation" under the indicators of Programme (1). On the contrary, the estimated area of land to be acquired or the number of property interests are lower than those of the past two years. What is the rationale for the Administration to increase the estimated expenditure in the coming year?

Asked by: Hon. LEUNG Che-cheung

Reply:

The additional expenditure for 2013-14 in respect of the net increase of 25 posts is mainly attributable to the preparatory work for the North East New Territories New Development Area Project (eight posts) and other land administration work (17 posts) such as processing of lease modification and land exchange applications.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)150

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1458

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

In 2013-14, the Lands Department will continue to streamline and expedite the processing of lease modifications, land exchanges and premium assessments and to expedite the processing of applications in respect of revitalisation of industrial buildings. In this connection, will the Administration inform this Committee:

1. of the manpower and expenditure involved in 2012-13; the estimated manpower and resources to be involved in 2013-14; and

2. whether it will consider recruiting additional staff, in particular staff of professional grades? If yes, what are the details; if no, what are the reasons?

Asked by: Hon. LO Wai-kwok

Reply:

The processing of lease modifications, land exchanges and premium assessments cuts across different offices in the Lands Department (Lands D). Some staff work on specific area of work full-time while others may take up as part of their overall duties. We do not have a precise estimate on the number of staff and expenditure involved.

An annual provision of $4.937 million has been allocated to Lands D for the creation of eight additional posts, comprising two Senior Estate Surveyor, two Estate Surveyor and four Survey Officer (Estate) posts, for four years from 2013-14 to 2016-17 to speed up the processing of land sales, lease modifications, land exchanges and building plans submitted under leases. In addition, an annual additional funding of $2.4 million is provided for three years from 2013-14 to 2015-16 for four posts, viz. one Estate Surveyor, one Land Executive, one Survey Officer (Estate) and one Solicitor posts, for the dedicated team set up

since April 2010 to process applications received under the initiative to revitalise industrial buildings.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)151

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0156

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding Programme (1) under Financial and Staffing Provision, would the Administration please provide:

(1) details of the 25 posts concerned with salaries and job descriptions, given that the increase of 3.6% in the provision estimated for this year vis-à-vis last year is mainly due to an increase of 25 posts;

(2) the manpower reserved and expenditure estimated by the Administration in 2013-14 for undertaking land administration, resumption and clearance work.

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

(1) In 2013-14, 45 non-directorate posts will be created and 20 non-directorate time-limited posts will be deleted, resulting in a net increase of 25 posts under Programme (1). Details of the 45 posts to be created are as follows:

Number and Rank of Posts	Annual Salary Provision Per Post	Duties
1 Senior Land Executive 2 Land Executive 3 Land Inspector I 2 Land Inspector II	$753,720 $454,320 $360,300 $227,220	To carry out preparatory work for the North East New Territories New Development Areas project

2 Senior Estate Surveyor 2 Estate Surveyor 4 Survey Officer (Estate)	$1,125,120 $788,340 $218,850	To speed up processing of land sale, lease modifications, land exchanges and development submissions
1 Chief Land Executive 1 Senior Land Executive 2 Land Executive 2 Land Inspector I 2 Assistant Clerical Officer	$936,120 $753,720 $454,320 $360,300 $214,020	To process the ex-gratia allowance payments to fishermen and mariculturists affected by marine works projects
1 Senior Land Executive 1 Land Executive	$753,720 $454,320	To improve the computerised Land Control Information System
1 Field Officer I 1 Field Assistant	$454,320 $201,900	To strengthen the staffing in Tree Unit
1 Senior Estate Surveyor 2 Estate Surveyor 1 Senior Survey Officer (Estate) 3 Survey Officer (Estate) 1 Senior Land Executive 1 Land Executive 2 Land Inspector I 1 Land Inspector II 2 Clerical Assistant	$1,125,120 $788,340 $475,680 $218,850 $753,720 $454,320 $360,300 $227,220 $166,920 (The above 14 posts are existing time-limited posts which will lapse on 31.3.2013. New funding will be provided in 2013-14 to extend these posts.)	To implement railway development projects

1 Estate Surveyor 1 Land Executive 1 Survey Officer (Estate)	$788,340 $454,320 $218,850 (The above three posts are existing time-limited posts which will lapse on 31.3.2013. New funding will be provided in 2013-14 to extend these posts.)	To revitalise industrial buildings

The creation of 45 posts as set out above will be partly offset by the deletion of 20 posts reflecting the existing operational needs.

(2) The manpower reserved and expenditure estimated in 2013-14 for undertaking land administration, resumption and clearance work are as follows:

	Manpower (professional and technical staff only)	Estimated Staff Cost
Land administration (other than resumption and clearance work)	**1 747 officers** (including 193 Estate Surveyor Grade staff, 246 Survey Officer Grade staff, 309 Land Executive Grade staff, 506 Land Inspector Grade staff, 141 Housing Manager Grade staff, and 352 other staff)	$745.8 million
Resumption and clearance work	**210 officers** (including seven Estate Surveyor Grade staff, 15 Survey Officer Grade staff, 54 Land Executive Grade staff, 73 Land Inspector Grade staff, 58 Housing Manager Grade staff, and three other staff)	$89 million

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)152

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1150

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Under Programme (1), it is estimated that the area of land to be granted by way of private treaty will surge to 19 hectares (ha) in 2013 from the 4.5 ha and 4.51 ha actually granted in the past two years (i.e. 2011 and 2012). The number of flats involved will also increase to 7 800 units. In this connection, will the Administration please provide:

(a) a breakdown by district of the locations of the sites covered by the 19 ha of land estimated to be granted in 2013, and the area and number of flats to be produced for each site;

(b) a list showing the amount of revenues from each piece of land granted by way of private treaty in the past two years (i.e. 2011-12 and 2012-13);

(c) the estimated additional manpower to be required and the projected expenditure arising from the substantial increase in the area of land to be granted by way of private treaty in 2013-14?

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

The increase in the estimate of area of land to be granted by way of private treaty in 2013 is mainly due to the anticipated proposed land grants in respect of property developments at railway stations, including those at the East Rail Extension (Ma On Shan Rail) Tai Wai Station, Tin Shui Wai Light Rail Terminus and West Rail Long Ping Station (North) which were brought over from 2012, and those for two new property developments proposed at the West Rail Long Ping Station (South) and West Rail Yuen Long Station. Other than the above, there are anticipated proposed private treaty grants for various uses such as school, student hostel, electricity substation and religious purposes in 2013.

(a) The breakdown of the proposed private treaty grants in 2013 is as follows:

Lot Number and Location	Main use	Approx. area to be granted (hectare)	Estimated number of flats
1. Sites to be granted for railway related property development			
(i) Sha Tin Town Lot 520 – East Rail Extension (Ma On Shan Rail) Tai Wai Station	Residential	4.84	2 900
(ii) Tin Shui Wai Town Lot 23 – Tin Shui Wai Light Rail Terminus	Residential	1.82	1 500
(iii) Yuen Long Town Lot 513 – West Rail Long Ping Station (North)	Residential	0.99	832
(iv) Yuen Long Town Lot 512 – West Rail Long Ping Station (South)	Residential	0.84	720
(v) Yuen Long Town Lot 510 – West Rail Yuen Long Station	Residential	3.73	1 876
2. Others	e.g. school, student hostel, electricity substation, religious purposes etc.	7.00	0
Total:		19.22 (say 19 hectares)	7 828 (say 7 800)

(b) The land premiums received from private treaty grants (excluding small house land grants) executed in Financial Year 2011-12 and 2012-13 (up to the end of February 2013) are as follows:

Lot Number and Location	User	Premium ($)
Financial Year 2011-12		
1. Inland Lot 9032 Wai Tsui Crescent, Braemar Hill, North Point	Research Complex and Student Hostel	1,000

2. Tseung Kwan O Town Lot 116 Chui Ling Road, Area 72, Tseung Kwan O	Electricity Substation	55,810,000
3. Kowloon Inland Lot 11201 Junction of Chatham Road South and Princess Margaret Road, Ho Man Tin	School	1,000
4. New Kowloon Inland Lot 6487 Fuk Wing Street, Hing Wah Street and Un Chau Street, Cheung Sha Wan	Residential	1,000
5. Sha Tin Town Lot 546 Kwong Sin Street, Siu Lek Yuen, Sha Tin	Non-profit-making Post-secondary College	1,000
6. Inland Lot 9026 Mallory Street and Burrows Street, Wan Chai	Non-Residential	1,000
7. Lot 1964 in DD 221 Area 4, Sai Kung Town, Sai Kung	Non-profit-making International School	1,000
8. Tuen Mun Town Lot 492 Lam Tei, Tuen Mun	Electricity Substation	22,680,000
9. Kowloon Inland Lot 11202 Chung Hau Street, Ho Man Tin	Non-profit-making Post-secondary College	1,000
Total:		78,497,000
Financial Year 2012-13 (up to 28 February 2013)		
10. Tuen Mun Town Lot 378# Hong Kong Waters outside Black Point Power Station, Black Point, Tuen Mun	Easement for transporting natural gas	178,840,000
11. Tsuen Wan Town Lot 417 West Rail – Tsuen Wan West Station	Commercial/Residential	1,000
12. Kowloon Inland Lot 11210 Chi Kiang Street and Ha Heung Road, To Kwa Wan	Residential	1,000
13. New Kowloon Inland Lot 6504 Junction of Kai Cheung Road, Wang Kwong Road and Lam Hing Street, Kowloon Bay	Non-profit-making International School	1,000
14. New Kowloon Inland Lot 6515 Site 1G1, Kai Tak Development	Residential	1,401,620,000
15. Kwai Chung Town Lot 509 Lai Po Road, Stonecutters Island	Electricity Substation	26,690,000
16. Sha Tin Town Lot 572 A Kung Kok Shan Road, Sha Tin	Non-profit-making Nursing Home	1,000
17. Tseung Kwan O Town Lot 91 Tong Yin Lane, Tseung Kwan O	Student Hostel	1,000

18. Yuen Long Town Lot 513 West Rail - Long Ping Station (North)	Residential	1,000
Total:		1,607,156,000

Note #: This is a grant of an easement to the lot, Tuen Mun Town Lot 378, not involving any additional land area.

(c) In 2013-14, the Lands Department has not earmarked any additional resources to undertake the work of land grants by way of private treaty. Such work will be absorbed by existing staff.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)153

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1151

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

It is estimated that 26.7 hectares (ha) of land will be resumed in 2013-14 for Public Works Programme projects. The area of land to be resumed is much smaller than that of 55.88 ha in 2012-13. In this connection, could the Administration please provide:

(a) a list of projects with over 0.5 ha of land estimated to be resumed, the area of land to be resumed and the expected time of completion of the resumption work in 2013-14;

(b) the current progress of land resumption and the status of land use regarding the estimated 55.88 ha of land for resumption in 2012-13?

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

(a) Projects with over 0.5 hectares (ha) of land to be resumed in 2013 are listed below:

	Project Title	Approx. area to be resumed (ha)	Expected Completion Date
(1)	Drainage Improvement in Northern New Territories Package C (Remaining Works) Cap. 124	7.50	November 2014
(2)	Tuen Mun Western Bypass	6.82	December 2014
(3)	Yuen Long and Kam Tin Sewage Treatment Upgrade, Upgrade of San Wai Sewage Treatment Works	2.06	December 2013
(4)	Widening of Tolo Highway/Fanling Highway between Island House Interchange and Fanling - Stage 2	1.76	July 2013
(5)	Northeast New Territories Landfill Extension	1.19	September 2014
(6)	Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung	0.97	November 2014

(7)	Drainage Improvement in Northern New Territories Package C (Remaining Works) Cap. 370 - Ancillary Road Works	0.77	November 2014
(8)	North District Sewerage, Stage 2 Phase 1, Village Sewerage in Kau Lung Hang San Wai and Kau Lung Hang Lo Wai	0.69	September 2013
(9)	Tuen Mun - Chek Lap Kok Link	0.62	June 2013
(10)	North District Sewerage, Stage 2 Phase 1, Village Sewerage in Tai Hang	0.61	November 2013

(b) The resumption of the 55.88 ha of land was completed in 2012, of which 13.26 ha were handed over to departments concerned for project implementation. The remaining 42.62 ha are expected to be handed over in 2013 for commencement of works upon completion of the land clearance procedures.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)154

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0260

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 resumption, the Lands Department helped to resume 55.88 hectares of land in 2012. Will the Department inform this Committee whether any estimation has been made of the amount of land to be resumed in 2013? If yes, what are the location, area and reasons for resumption of the land; and what is the expenditure involved? If no, why is it so?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

In 2013, we plan to resume 26.7 hectares (ha) of private land for implementation of public works projects for which resumption is required during the year. The projects are mainly for sewerage, drainage, road and landfill works. The estimated areas of land to be so resumed in 2013 are 0.23 ha (outlying islands), 1.37 ha (New Territories East), 15.15 ha (New Territories North) and 9.95 ha (New Territories West). The total expenditure involved is estimated to be about $1,228 million.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)155

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1611

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding exploring ways to streamline the existing procedures in relation to Land Administration so as to improve efficiency, will the Administration inform this Committee:

1. whether any objectives have been set for this task. If yes, what are the details and if no, what are the reasons;

2. of the details of the progress in streamlining existing procedures in the last three years (up to 2012); and

3. whether any assessment has been made on the effectiveness brought about by the streamlined procedures. If yes, what are the details and if no, what are the reasons?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Lands Department (Lands D) explores from time to time ways to enhance the existing procedures with a view to improving its services and facilitating development. This includes speeding up processing of land sales, lease modifications, land exchanges and building plans under government leases.

In this relation, a dedicated team has been set up since April 2010 to process applications received under the initiative to revitalise industrial buildings. Compared with the usual practice of requiring applicants to submit applications to the relevant District Lands Offices according to the location of their industrial buildings, the establishment of a dedicated team has the advantage of processing the applications in a more focused manner and with greater efficiency.

Also, there is a dedicated team for premium assessment at Lands D Headquarters. To streamline the assessment of land premium, the fast track procedure was extended in 2008 to the processing of the second and third premium appeals whereby an applicant may submit a counter offer supported by justifications within 12 working days to which Lands D will respond within 24 working days. Moreover, the premium assessments of high impact cases have already been centralised at Lands D Headquarters. Lands D is now considering the possibility of expanding the scope of premium assessment cases to be centralised at the Lands D Headquarters with a view to shortening the processing time for the initial premium assessments.

The effectiveness of the enhancement measures may not be readily quantifiable in numeric terms but they will facilitate the development process and enable us to discharge our work more efficiently.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)156

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1620

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Referring to programme (1), are there any additional resources allocated to expedite the processing of lease modifications, land exchanges and premium assessment, and in what form? Will additional resources be allocated to 1) the setting up of dedicated team for lease modification/land exchange at each District Land Office to speed up processing and 2) the setting up of dedicated team under the Lands D HQ for centralization of valuation and premium assessment?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

With a view to expediting the various processes involved in property development, an annual provision of $4.937 million has been allocated to the Lands Department (Lands D) for the creation of eight additional posts, namely, two Senior Estate Surveyor, two Estate Surveyor and four Survey Officer (Estate) posts for four years from 2013-14 to 2016-17. With the additional provision and internal re-deployment of existing resources, we plan to set up dedicated teams in selected District Lands Offices having regard to the distribution of sale sites and lease modification or land exchange applications among the different districts, and to strengthen the staff resources for processing development plans submitted under lease.

There is a dedicated team for premium assessments at Lands D Headquarters. The premium assessments of high impact cases have already been centralised at Lands D Headquarters. Lands D is now considering the possibility of expanding the scope of premium assessment cases to be centralised at the Lands D Headquarters with a view to shortening the processing time for the initial premium assessments.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)157

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1621

Head: 91 Lands Department Subhead (No. & title):

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

As no additional staff will be added for programme (3),

a) Please advise how this may be conducive to the speeding up of processing of pre-sale consent applications and Deeds of Mutual Covenant vetting.

b) Any additional resources allocated to expediting the drafting of condition of sale for auctioned/tendered sites, land grants/exchanges?

c) Any additional resources allocated to expediting title checking for land exchange applications? What is the average time required for processing such applications and will performance pledge be established for the process?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

a) The processing of applications for pre-sale consent and approval of Deeds of Mutual Covenant is sped up through the reprioritisation of work within the Legal Advisory and Conveyancing Office (LACO). In addition, LACO has been exercising close monitoring in the processing of these cases, such that problems may be escalated to the senior management for timely resolution.

b) No additional resources have been allocated to LACO in 2013-14 to expedite scrutiny of Conditions of Sale (by auction or tender), Conditions of Grant and Conditions of Exchange.

c) No additional resources have been allocated to LACO in 2013-14 to expedite title checking for land exchange. LACO will, in suitable cases, contract out some of the title checking work to private solicitors firms for processing. The time required for completing the title checking for each land exchange varies significantly according to the number of lots to be surrendered, the complexity of the title chain involved and the response of the applicants. It is therefore very difficult to arrive at a benchmark time based upon which LACO may give a performance pledge for this process.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)158

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1622

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Will additional resources be allocated to enlarging the tree unit in the Lands Department to expedite the processing of tree-felling applications? What is the average time required for processing of such applications and will performance pledge be established for the process?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Advisory and Development Proposal team of Tree Unit (ADP team) in the Lands Department provides advice on landscape and tree issues relating to private land, including advice on tree-felling applications, landscape master plans, building plan submissions and dangerous trees. A Field Officer will be allocated to the ADP team in the second quarter of 2013 to provide technical support.

The time required for processing a tree-felling application varies significantly according to the complexity of each case. In the circumstances, we have difficulty giving a meaningful indication of the average time required to process such applications.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)159

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1924

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

The Lands Department originally planned to continue land sales under the Application List System and government-initiated sales of sites in 2013-14. However, the Government thereafter announced that it would abolish the Application List System of land sales. In this connection, will there be any change in the staffing arrangement and the estimated expenditure of the Department? If yes, what are the details; and if no, what are the reasons?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The abolition of the Application Mechanism as an arrangement for government land disposal does not have implications for the deployment of manpower within the Lands Department.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)160

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1925

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

In 2013-14, the Lands Department plans to continue to streamline and expedite the processing of lease modifications, land exchanges and premium assessments and to expedite the processing of applications in respect of revitalisation of industrial buildings. In this connection, has the Administration assessed the possible effectiveness brought about by the expediting, and what are the additional provisions to be required respectively?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The Lands Department (Lands D) continues to look for opportunities to enhance its services to facilitate property development. Some but not all of the initiatives require additional provisions.

A dedicated team has been set up since April 2010 to process applications received under the initiative to revitalise older industrial buildings. The dedicated team processes the applications in a more focused manner and with greater efficiency. An annual additional funding of $2.4 million is provided for three years from 2013-14 to 2015-16 for four posts viz. one Estate Surveyor, one Land Executive, one Survey Officer (Estate) and one Solicitor posts, for this team.

In addition, an annual provision of $4.937 million has been allocated to Lands D for the creation of eight additional posts, comprising two Senior Estate Surveyor, two Estate Surveyor and four Survey Officer (Estate) posts, for four years from 2013-14 to 2016-17 to speed up the processing of land sales, lease modifications, land exchanges and building plans under government leases.

The cost-effectiveness of the provision may not be readily quantifiable in numeric terms but it will enable us to discharge our work more efficiently.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)161

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1926

Head: 91 Lands Department

Subhead (No. & title):
221 Clearance of government land – ex-gratia allowances

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Why is it that the "clearance of government land – ex-gratia allowances" reduced from the approved estimate of $4,354,000 to the revised estimate of $211,000 in 2012-13, and is estimated to rise to $4,924,000 in 2013-14?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The revised estimate for 2012-13 from $4.354 million to $0.211 million is to reflect the rescheduling of clearance projects scheduled for 2012-13 to 2013-14 and the revised expenditure of the other 2012-13 clearance projects. The provision for 2013-14 is estimated to be $4.924 million, due to the clearance projects brought over from 2012-13 and a new clearance project proposed for 2013-14.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)162

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0832

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

The Government had earlier granted a deed of mutual covenant (DMC) and sub-deed of mutual covenant (sub-DMC) to The Apex Horizon, a hotel development, of which 360 hotel rooms were sold out within two days. Please provide the number of this type of land leases which impose no restrictions on hotel properties selling room units individually. How many hotels and hotel rooms are involved? How many of these hotel developments have applied for or have been granted DMCs and sub-DMCs?

Asked by: Hon. TO Kun-sun, James

Reply:

The Lands Department is in the process of checking the leases of hotels licensed under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) as at 31 January 2013, with a view to compiling information on which of the hotels are not subject to restrictions under lease on the selling of hotel room units individually, and which of these hotels have been granted deeds of mutual covenant (DMCs) and sub-DMCs. The work requires inspection of the contents of the leases and is very time-consuming. We will submit the information to the Panel on Development of the Legislative Council once ready.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)163

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0147

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

The Government estimates that 19 hectares (ha) of land and 7 800 flats will be disposed of by way of private treaty grant in 2013. Why are the figures much higher than the 4.51 ha of land and 1 508 flats actually disposed of in 2012? For the 19 ha of land planned to be disposed of, what are the respective lots, locations, areas and uses involved? When will the land and flats be expected to be available at the earliest and what are the timetables for disposal?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The increase in the estimate of area of land to be granted by way of private treaty in 2013 is mainly due to the anticipated proposed land grants in respect of property developments at railway stations, including those at the East Rail Extension (Ma On Shan Rail) Tai Wai Station, Tin Shui Wai Light Rail Terminus and West Rail Long Ping Station (North) which were brought over from 2012, and those for two new property developments proposed at the West Rail Long Ping Station (South) and West Rail Yuen Long Station.

Other than the above, there are also anticipated proposed private treaty grants for various uses such as school, student hostel, electricity substation and religious purposes in 2013. The breakdown of the proposed private treaty grants in 2013 is as follows:

Lot Number and Location	Main use	Approx. area to be granted (hectare)
1. Sites to be granted for railway related property development :		
(a) Sha Tin Town Lot 520 – East Rail Extension (Ma On Shan Rail) Tai Wai Station	Residential	4.84
(b) Tin Shui Wai Town Lot 23 – Tin Shui Wai Light Rail Terminus	Residential	1.82
(c) Yuen Long Town Lot 513 – West Rail Long Ping Station (North)	Residential	0.99
(d) Yuen Long Town Lot 512 – West Rail Long Ping Station (South)	Residential	0.84
(e) Yuen Long Town Lot 510 – West Rail Yuen Long Station	Residential	3.73
2. Others	e.g. school, student hostel, electricity substation, religious purposes etc.	7.00
Total:		19.22 (say 19 hectares)

The Government hopes to complete the proposed land grants in 2013. The grantees have to comply with the lease conditions including the building covenant in developing the lots.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)164

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0148

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding land acquisition, the Government estimates the total acquisition/clearance costs to be $3,801.8 million in 2013, several times higher than the actual total costs of $718.5 million in 2012. Why is it so; what land is involved; and what are the location, area, use, cost and timetable for acquisition/clearance of each piece of land?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The increase in the estimated costs is mainly due to higher cashflow requirements resulting from the scheduled payments for on-going and new projects in 2013 according to their implementation programmes. The major projects include : (i) Penny's Bay Reclamation at Lautau Island ($1,061 million) involving marine right claims; (ii) Liantang/Heung Yuen Wai Boundary Control Point and Associated Works (connecting road) at North District (248 454 m^2) ($636 million); (iii) Liantang/Heung Yuen Wai Boundary Control Point and Associated Works (site formation and civil works) at North District (168 212 m^2) ($482 million); (iv) Regulation of Shenzhen River stage 4 – ancillary road works (51 499 m^2) ($239 million); (v) Central – Wan Chai Bypass and Island Eastern Corridor Link (8 520 m^2) ($127 million); (vi) Hong Kong section of Guangzhou-Shenzhen-Hong Kong Express Rail Link (238 538 m^2) ($80 million); (vii) Regulation of Shenzhen River stage 4 – river channel works (12 450 m^2) ($71 million); (viii) Ex-gratia allowance registration exercise for mariculturists of four fish culture zones (Ma Wan, Cheung Sha Wan, Sok Kwu Wan and Lo Tik Wan) affected by marine works projects in Western Water areas ($58 million); (ix) Drainage improvement in Northern New Territories package C (remaining works) (74 935 m^2) ($58 million); and (x) Wan Chai development Phase 2, engineering works involving marine right claims ($54 million). Other remaining projects

include sewerage, drainage, road and landfill works amounting to a total area of around 27 hectares and involving around $936 million.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)165

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0149

Head: 91 Lands Department Subhead (No. & title):

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

The Government will enhance and extend the Hong Kong Special Administrative Region Geospatial Information Hub service in 2013-14. What are the measures and projects identified for implementation, the costs and manpower to be required and the implementation timetable? Has any specific target been set in respect of the provision of such service? If yes, what are the details? Will the Geospatial Information be made available for public access? If yes, will it be wholly or partially available? Will any fee be charged and what are the levels of fees?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The Hong Kong Special Administration Region Geospatial Information Hub (GIH) will be enhanced to interface with two computer systems, namely Case Monitoring System and Land Control Information System of the Lands Administration Office (LAO) of the Lands Department (Lands D) with a view to supporting officers in LAO in carrying out land administration work. In addition, Lands D will implement a special version of the GIH that can be deployed in the field to support survey operations and site identification through the interfacing with high-accuracy GPS receivers.

One professional and two technical grade posts were created in 2009 for Lands D to implement the GIH. Two temporary contract technical staff are planned to be recruited in 2013-14 to carry out the work mentioned in the above paragraph and the staff cost is estimated to be about $0.59 million. Lands D is now working closely with relevant system owners and data owners with a view to meeting relevant technical and operational requirements. These projects will be implemented gradually throughout 2013-14.

The GIH platform is tailored for government departments' internal use and has proved to be useful in supporting many internal government operations. For the general public, Lands D has launched two on-line map services namely GeoInfo Map (http://www.map.gov.hk) and GeoMobile Map (http://www.map.gov.hk/mobile) which enable members of the public to access selected geospatial information on the Internet free of charge. Lands D will continue to disseminate more geospatial information on the two mapping services for public access as appropriate.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)166

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0318

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

The Government estimates that 2 700 structures will be cleared in programmed squatter clearances or emergency clearances in 2013. What are the locations, sizes, uses, clearance costs, numbers of affected squatters and timetables for clearance of these structures? Of the squatters affected, how many are unlawful occupiers and hence ineligible for compensation? How will the squatters, lawful or otherwise, be rehoused? Will there be any measures to help them with their removal?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The breakdown of the estimated number of structures which are scheduled or expected to be cleared in squatter clearances or emergency clearances in 2013, and which are occupied for domestic and various non-domestic uses, is as follows:

Region	**Number of Structures Involved**	**Area (Hectare)**	**Estimated Number of Clearees affected**
Hong Kong Island and Kowloon	16	2	10
New Territories East and West	1 226	64	276
New Territories North	1 458	36	451
Total	2 700	102	737

The status and eligibility of the clearees and the costs involved can only be determined upon conclusion of the registration and investigation procedures which will tie in with the project implementation programmes yet to be finalised at this stage. The tentative clearances for the projects are scheduled from April 2013 to November 2013. Eligible domestic clearees will be offered public rental housing or interim housing in accordance with established policies. Ex-gratia allowances may also be payable to eligible clearees. Temporary accommodation in transit centres will be available for those ineligible clearees.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)167

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0319

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

In 2011-12 and 2012-13, how many applications for revitalisation of industrial buildings has the Government received? How many of these applications have been processed, are being processed and are to be processed respectively? How many of them involve redevelopment and conversion respectively? What is the area involved in each project; how much of which is for residential use and what is the number of residential flats to be provided? What is the estimated number of applications to be received in 2013-14? What is the average length of time for the Administration to process an application? What measures will be adopted to expedite the processing and how much processing time is expected to be shortened at most?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The breakdown of applications received for lease modification (including land exchange) for redevelopment of industrial lots and special waiver for wholesale conversion of existing industrial buildings pursuant to Practice Note Nos. 1/2010 and 1/2010A in 2011-12 and 2012-13 and the status of processing of these applications up to the end of February 2013 are as follows:

No. of Application	**2011-12**	**2012-13 (up to end February 2013)**
1. Applications for Lease Modification received :	2	4
(a) no. of cases approved and pending conclusion of the cases	2	0
(b) no. of cases approved, but withdrawn by applicant after approval granted	0	1
(c) no. of cases under processing	0	3

2. Applications for Special Waiver received :	22	21
(a) no. of cases approved, with land documents executed	14	1
(b) no. of cases approved, pending execution of land documents	1	6
(c) no. of cases approved, but withdrawn by applicants after approval granted	3	1
(d) no. of cases under processing	2	13
(e) no. of cases withdrawn by applicants during processing	2	0

The approved applications in the table above (excluding those approved but subsequently withdrawn cases) have a capacity to provide a total gross floor area of about 350 000 square metres of converted or new floor space. Among all the applications received, one application is for change to residential use through lease modification. This application is under processing and the Lands Department (Lands D) is not in a position to provide details of the application.

Lands D does not have an estimated number of applications to be received in 2013-14.

The processing time of the relevant applications varies from case to case, depending on various factors such as the complexity of the case and the time taken by the applicant to submit the required information and/or to respond to the requests for clarification. Since April 2010, a dedicated team has been set up in Lands D to process applications received under the initiative to revitalise industrial buildings. Compared with the usual practice of requiring applicants to submit applications to the relevant District Lands Offices according to the location of their industrial buildings, the establishment of a dedicated team has the advantage of processing the applications in a more focused manner and with greater efficiency.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)168

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0320

Head: 91 Lands Department Subhead (No. & title):

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

In 2013-14, what specific measures will the Government adopt to enhance the Land Information System (LIS)? What are the details, costs, manpower involved and implementation timetable of each measure? What expected impact will the enhancement of LIS have on the maintaining of the digital map database? Will the Government provide relevant training and workshops to its staff along with the enhancement of LIS? If yes, what are the respective details, costs and number of target trainees? If no, what are the reasons?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The Land Information System (LIS) was launched in May 2011 for maintaining the digital maps and land boundary database. Over the years, the Lands Department (Lands D) has been continuously enhancing the functions of LIS and enriching its data contents. A major initiative is the implementation of a Geospatial Data Conversion Suite (GDCS), with an approved project estimate of $47.4 million, for the supply of new digital maps in different data formats for meeting the needs of users from other government departments and the public.

The contract for the GDCS project was awarded in January 2013 and the project is targeted to complete in October 2014. Upon completion of GDCS, the native land boundary and mapping data stored in LIS can be automatically converted into several common Geographic Information System (GIS) and Computer Aided Design (CAD) formats to support different GIS and CAD applications. Digital map and GIS users will be able to enjoy the full benefits of the new LIS data such as allowing the selection of digital map base by user-defined area of interest, in any part of the territory; availability of seamless digital map base which saves users' efforts in merging discrete map tiles before use; providing delta change information on every map update; and allowing retrieval of past data.

The additional staff cost incurred in 2013-14 to implement the GDCS project is about $0.9 million, involving the employment of one temporary assistant professional and two temporary technical staff.

In addition to providing general training on the operation of LIS to both professional and technical grade staff in Lands D, the GDCS contractor will also provide system training for about 20 staff of Lands D who are directly responsible for the operation and administration of GDCS in future.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)169

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0323

Head: 91 Lands Department Subhead (No. & title):

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding enhancement of the quality and maintenance of the territory-wide three-dimensional (3D) spatial data, could this Committee be advised of:

1. the measures the Government will introduce to enhance the quality and maintenance of these data; details of the enhancement measures; the costs and manpower to be required and the implementation timetables of these measures?
2. the specific targets to be achieved regarding the enhancement of quality?
3. which government departments have put in place the territory-wide 3D spatial database; the types of data involved; the expenditures and manpower involved in each database last year?
4. the data standard for exchange of 3D spatial data among departments and the current situation; whether consideration will be given to consolidating the 3D spatial database of various departments? If yes, what are the details and how much is estimated to be saved after consolidation? If no, what are the reasons?
5. whether the 3D spatial data is presently made available for public access? If yes, what are the types of data and the fees involved? If no, will consideration be given to making some data available for public access in future?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The replies to the questions, in seriatim, are as follows:

1&2. The Lands Department (Lands D) will continue to update and enhance the quality of the territory-wide three-dimensional (3D) spatial data through the voluntary sharing of 3D spatial data and models among government departments. Enhancement involving the creation of more high quality 3D models covering the whole territory will be made subject to further planning within the Department.

3. Lands D is the only government department maintaining a full set of territory-wide 3D spatial data containing the 3D models of major ground features and details including buildings, infrastructures and terrain surface. In 2012-13, Lands D temporarily redeployed one professional and two technical staff to maintain the 3D spatial database, and incurred $0.35 million for hardware and software maintenance.

4. Lands D has established a 3D spatial data exchange standard among government departments, and serves as an information hub for data sharing on voluntary basis. As of February 2013, Lands D had received more than 2 300 3D models from other departments for shared use and provided more than 90 000 tiles of data to various government departments. 3D spatial data is stored in the form of a tile covering an extent of 750 metres by 600 metres on ground. There is no information about the amount of saving arising from the sharing of 3D spatial data.

5. The general public can purchase the 3D spatial data at a standard charge of $410 per tile of data for the first purchase and $103 per tile of data for each subsequent updating. There are a total of 3 227 tiles of data and each tile is available in three different file formats.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)170

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0324

Head: 91 Lands Department

Subhead (No. & title):
221 Clearance of government land – ex-gratia allowances

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

The Government will allocate $4.924 million in 2013-14 for allowances payable to persons cleared from government land, an increase of 2 233.6% over the revised estimate for 2012-13. Why is there such a substantial increase? What are the projects of clearance of government land involved? What are the location, area, cost and number of affected residents involved in each project; and what are the respective timetables for clearance?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The provisions of $4.924 million in 2013-14 for allowances payable to persons cleared from government land, representing an increase of $4.713 million over the revised estimate under this expenditure subhead for 2012-13, is mainly due to a new clearance project and other clearance projects on government land rescheduled from 2012-13 to 2013-14.

These projects are mainly in Sai Kung, Tuen Mun, Tsing Yi and Hung Hom, with size of areas involved ranging from about 60m^2 to 130 000m^2. The corresponding provisions for ex-gratia allowance are estimated to be from around $10,000 to $3.24 million. The number of affected residents is estimated to be around 70 in total. Besides, an amount of $280,000 for ex-gratia allowances payable to eligible clearees is also reserved to cater for anticipated non-development clearances. The tentative clearances for these projects are scheduled from April 2013 to March 2014 (except for one project for which the site clearance was carried out in July 2012 with the ex-gratia allowance scheduled to be released in 2013).

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)171

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2305

Head: 91 Lands Department Subhead (No. & title):

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Will the Government provide figure on the average processing time of Consent to sell units in uncompleted buildings under Lands Department Consent Scheme including the approval of Sale and Purchase Agreements and Deeds of Mutual Covenant (DMC) for cases in 2011 and 2012? What are the additional manpower, establishment and expenditure for the processing of the Consent Scheme applications by Legal Advisory and Conveyancing Office (LACO) in 2013?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

In 2011, the Legal Advisory and Conveyancing Office (LACO) took, on the average, 10.47 months to process an application for consent to sell uncompleted development, and 10.60 months to approve a Deed of Mutual Covenant. In 2012, the average time taken by LACO to perform the respective functions was 11.28 months and 12.44 months. As approving Sale and Purchase Agreement forms part of the procedure in giving consent to sell, the time taken in performing that activity is included in the processing time for LACO to give consent to sell.

No additional manpower resources have been allocated to LACO in 2013-14 for the processing of applications under the Lands Department Consent Scheme. We have been making our best endeavours to expedite the processing through the reprioritisation of work within LACO. In addition, LACO has been exercising close monitoring in the processing of these cases, such that problems may be escalated to the senior management for timely resolution.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)172

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2306

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Will the Government advise the number of staff who are assigned to the function of lease enforcement work by districts and the expenditure for this task in 2012-13 and 2013-14?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

78 posts are involved in lease enforcement work in 2012-13 and the staff cost for these posts is $29.06 million. The number of posts involved in lease enforcement work and also the estimated staff cost in 2013-14 are the same as those in 2012-13. As some of the staff carrying out lease enforcement work also carry out other duties, we are unable to provide a separate breakdown on the number of staff and staff cost solely for lease enforcement work.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)173

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2319

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

It is estimated that the Government will acquire more than 26 hectares of land in total for implementing Public Works Programme projects, railway development projects, urban renewal projects and Rural Planning and Improvement Strategy/Village Improvement in 2013-14. What are the number of affected residents and the amount of compensation involved respectively? What are the respective percentages of households living in sub-divided units, cubicle apartments and caged homes, and residents who are eligible or ineligible for compensation? Does the Administration have any measures to rehouse and help the affected residents with their removal? What are the expenditure and manpower involved in various measures?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

An estimated amount of $250 million has been earmarked in 2013-14 for compensation arising from the 26.7 hectares of land to be resumed. The number, status and eligibility of the clearees can only be determined upon conclusion of the registration and investigation procedures which will tie in with the project implementation programme yet to be finalised at this stage. Eligible domestic clearees will be offered public rental housing or interim housing in accordance with established policies. Ex-gratia allowances may also be payable to eligible clearees. Temporary accommodation in transit centres will be available for those ineligible clearees. The manpower and the expenditure involved in undertaking resumption and clearance work are estimated to be about 210 officers and $89 million respectively.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 2.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)174

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0585

Head: 91 Lands Department

Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding the engagement of agency workers, please provide the following information:

	2012-13 (the latest position)
Number of contracts with employment agencies	( )
Contract sum paid to each employment agency	( )
Total amount of commission paid to each employment agency	( )
Duration of service of each employment agency	( )
Number of agency workers	( )
Details of the positions held by agency workers	
Monthly salary range of agency workers • $30,001 or above • $16,001 to $30,000 • $8,001 to $16,000 • $6,501 to $8,000 • $6,240 to $6,500 • below $6,240	 ( ) ( ) ( ) ( ) ( ) ( )
Length of service of agency workers • more than 15 years • 10 to 15 years • 5 to 10 years • 3 to 5 years • 1 to 3 years • less than 1 year	( ) ( ) ( ) ( ) ( ) ( ) ( )
Percentage of agency workers against the total number of staff in the Department	( )
Percentage of expenditure for employment agencies against total staff costs in the Department	( )
Number of workers with paid meal break Number of workers without paid meal break	( ) ( )

Number of workers working 5 days per week	( )
Number of workers working 6 days per week	( )

Figures in ( ) denote percentage changes as compared with 2011-12

Asked by: Hon. WONG Kwok-hing

Reply:

The information in respect of engagement of agency workers for 2012-13, excluding services provided under term contracts centrally administered by the Office of the Government Chief Information Officer, is appended below.

(a) Number of contracts with employment agencies (EAs)

As at 30 September 2012, the Lands Department (Lands D) had 14 contracts with EAs.

(b) Contract sums and duration of services

Contract sums	2012-13 (as at 30.9.2012)
	Number of contracts
Less than $0.5 million	10 (+11%)
$0.5 million to $1 million	4 (-20%)
Over $1 million	0 (0%)
Total:	14 (0%)

Duration of services	2012-13 (as at 30.9.2012)
	Number of contracts
6 months or less	0 (0%)
Over 6 months to 1 year	14 (0%)
Over 1 year to 2 years	0 (0%)
Over 2 years	0 (0%)
Total:	14 (0%)

Figures in ( ) denote percentage changes as compared with the same period in 2011-12

(c) Commission paid to EAs

In procuring employment agency service, Lands D complies with the relevant government regulations. Lands D does not have information on the commission paid to EAs.

(d) Number and job categories of workers

	2012-13 (as at 30.9.2012)
Number of workers	71 (+9%)

Job categories of workers	2012-13 (as at 30.9.2012)
	Number of workers
Backend office support	21 (0%)
Technical services	50 (+14%)
Total:	71 (+9%)

Figures in ( ) denote percentage changes as compared with the same period in 2011-12

(e) Monthly salary range of agency workers

Lands D has specified in the contracts that the EAs must pay their agency workers wages not lower than the average monthly wages for "General Worker for all selected industries" published by the Census and Statistics Department in the Quarterly Report of Wage and Payroll Statistics for December 2010. As at 30 September 2012, Lands D engaged 71 agency workers.

(f) Length of service of agency workers

Lands D and its EAs enter into service contracts under which the EAs will supply manpower as and when Lands D requires it. The agency workers supplied by the EAs to Lands D are the employees of the EAs. Lands D does not have information on the years of service of agency workers.

(g) Percentage of workers against the total staff in the Department

	2012-13 (as at 30.9.2012)
Percentage of workers against the total staff	1.7% (+0.1%)

Figure in ( ) denotes percentage change as compared with the same period in 2011-12

(h) Percentage of expenditure for EAs against the total staff costs in the Department

	2012-13 (as at 30.9.2012)
Percentage of expenditure for EAs against the total staff costs	0.4% (+0.1%)

Figure in ( ) denotes percentage change as compared with the same period in 2011-12

(i) Paid meal break for workers

The agency workers are employed by the EAs, and whether the meal break is paid or not is governed by the employment contract between the EAs and the agency workers. Lands D does not have such contractual information between the two parties.

(j) Working days of workers

Working days	2012-13 (as at 30.9.2012)
	Number of workers
5 working days per week	71 (+9%)
6 working days per week	0 (0%)
Total:	71 (+9%)

Figures in ( ) denote percentage changes as compared with the same period in 2011-12

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)175

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0586

Head: 91 Lands Department

Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding the engagement of outsourced workers, please provide the following information:

	2012-13 (the latest position)
Number of outsourced service contracts	( )
Total payments to outsourced service providers	( )
Duration of service of each outsourced service provider	( )
Number of outsourced workers engaged through outsourced service providers	( )
Details of the positions held by outsourced workers (e.g. customer service, property management, security, cleansing and information technology)	
Monthly salary range of outsourced workers	
• $30,001 or above	( )
• $16,001 to $30,000	( )
• $8,001 to $16,000	( )
• $6,501 to $8,000	( )
• $6,240 to $6,500	( )
• below $6,240	( )
Length of service of outsourced workers	
• more than 15 years	( )
• 10 to 15 years	( )
• 5 to 10 years	( )
• 3 to 5 years	( )
• 1 to 3 years	( )
• less than 1 year	( )
Percentage of outsourced workers against the total number of staff in the Department	( )
Percentage of payments to outsourced service providers against the total staff costs of the Department	( )

Number of workers with paid meal break Number of workers without paid meal break	( ) ( )
Number of workers working 5 days per week Number of workers working 6 days per week	( ) ( )

Figures in ( ) denote percentage changes as compared with 2011-12

Asked by: Hon. WONG Kwok-hing

Reply:

The Lands Department (Lands D) uses outsourced services in slope maintenance, land and property management, survey and mapping, information technology, office cleansing and support services, etc. The requested information for 2012-13 is provided below:

(a) Number of outsourced service contracts

	2012-13 (as at 31.12.2012)
Number of contracts	46 (-26%)

Figure in ( ) denotes percentage change as compared with 2011-12

(b) Total expenditure for outsourced service providers

	2012-13 (as at 31.12.2012)
Total expenditure	$97.9 million (-3%)

Figure in ( ) denotes percentage change as compared with 2011-12

(c) Duration of outsourced service contracts

Duration of service	2012-13 (as at 31.12.2012)
	Number of contracts
6 months or less	8 (-43%)
Over 6 months to 1 year	17 (+6%)
Over 1 year to 2 years	16 (-41%)
Over 2 years	5 (0%)
Total:	46 (-26%)

Figures in ( ) denote percentage changes as compared with 2011-12

(d) Number of workers engaged through outsourced service providers

	2012-13 (as at 31.12.2012)
Total number of workers	801 (+9%)

Figure in ( ) denotes percentage change as compared with 2011-12

(e) Work nature of outsourced workers

Nature of service contracts	2012-13 (as at 31.12.2012)
	Number of workers
Slope maintenance	186 (-17%)
Land and property management	470 (+18%)
Survey and mapping	28 (+33%)
Information technology	61 (+11%)
Office cleansing and support services	56 (+56%)
Total:	801 (+9%)

Figures in ( ) denote percentage changes as compared with 2011-12

(f) Salaries and length of service of outsourced workers

The outsourced service contracts did not contain information about the wages of outsourced workers except for those involving the supply of security guards and cleansing workers. For the latter two types of contracts, the contractors are required to pay their non-skilled workers at not less than the statutory minimum wage rate plus one paid rest day for every period of seven days.

Lands D does not have information on the years of service of outsourced workers who are employees of the contractors.

(g) Percentage of outsourced workers against the total staff in the Department

	2012-13 (as at 31.12.2012)
Percentage of workers against the total staff	19.5% (+1.7%)

Figure in ( ) denotes percentage change as compared with 2011-12

(h) Percentage of expenditure for outsourced service providers against the total staff costs in the Department

	2012-13 (as at 31.12.2012)
Percentage of expenditure against the total staff costs	8.1% (-0.8%)

Figure in ( ) denotes percentage change as compared with 2011-12

(i) Paid meal break for outsourced workers

The outsourced workers are employed by the contractors, and whether the meal break is paid or not is governed by the employment contracts between the contractors and outsourced workers. Lands D does not have such contractual information between the two parties.

(j) Working days of outsourced workers

Lands D does not have information on the working days of outsourced workers who are the employees of the contractors and are under the deployment of the latter.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)176

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0587

Head: 91 Lands Department

Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2012-13 (the latest position)
Number of NCSC staff	( )
Details of the positions held by NCSC staff	
Total expenditure on salaries for NCSC staff	( )
Monthly salary range of NCSC staff • $30,001 or above • $16,001 to $30,000 • $8,001 to $16,000 • $6,501 to $8,000 • $6,240 to $6,500 • below $6,240	 ( ) ( ) ( ) ( ) ( ) ( )
Length of service of NCSC staff • more than 15 years • 10 to 15 years • 5 to 10 years • 3 to 5 years • 1 to 3 years • less than 1 year	 ( ) ( ) ( ) ( ) ( ) ( )
Number of NCSC staff applied and appointed as civil servants	( )
Number of NCSC staff applied but not appointed as civil servants	( )
Percentage of NCSC staff against the total number of staff in the Department	( )
Percentage of staff costs for NCSC staff against the total staff costs of the Department	( )
Number of NCSC staff with paid meal break Number of NCSC staff without paid meal break	( ) ( )

Number of NCSC staff working 5 days per week Number of NCSC staff working 6 days per week	( ) ( )
Number of NCSC staff applying for paternity leave Number of NCSC staff granted approval for paternity leave	( ) ( )

Figures in ( ) denote percentage changes as compared with 2011-12

Asked by: Hon. WONG Kwok-hing

Reply:

Information on the employment of full-time non-civil service contract (NCSC) staff as at 31 December 2012 is provided below:

(a) Number and job nature of NCSC staff

Job nature	2012-13 (as at 31.12.2012)
	Number of NCSC staff
Professional	62 (-6%)
Technical and inspectorate	89 (-8%)
General administration and support	54 (-25%)
Total:	205 (-13%)

Figures in ( ) denote percentage changes as compared with 2011-12

(b) Total expenditure on salaries for NCSC staff

	2012-13 (as at 31.12.2012)
Total expenditure on salaries for NCSC staff	$49.1 million (+2%)

Figure in ( ) denotes percentage change as compared with 2011-12

(c) Salaries and length of service of NCSC staff

Monthly salary	2012-13 (as at 31.12.2012)
	Number of NCSC staff
$30,001 or above	64 (-10%)
$16,001 to $30,000	37 (+42%)
$8,001 to $16,000	104 (-25%)
$6,501 to $8,000	0 (0%)
$6,240 to $6,500	0 (0%)
Below $6,240	0 (0%)
Total:	205 (-13%)

Figures in ( ) denote percentage changes as compared with 2011-12

Length of service	2012-13 (as at 31.12.2012)
	Number of NCSC staff
More than 15 years	0 (0%)
10 years to less than 15 years	0 (0%)
5 years to less than 10 years	4 (+33%)
3 years to less than 5 years	59 (+51%)
1 year to less than 3 years	96 (-2%)
Less than 1 year	46 (-52%)
Total:	205 (-13%)

Figures in ( ) denote percentage changes as compared with 2011-12

(d) Number of NCSC staff applied and appointed as civil servants

	2012-13 (as at 31.12.2012)
Number of NCSC staff appointed as civil servants	7 (-71%)

Figure in ( ) denotes percentage change as compared with 2011-12

(e) Number of NCSC staff applied but not appointed as civil servants

	2012-13 (as at 31.12.2012)
Number of NCSC staff not appointed as civil servants	11 (-8%)

Figure in ( ) denotes percentage change as compared with 2011-12

(f) Percentage of NCSC staff against the total staff in the Department

	2012-13 (as at 31.12.2012)
Percentage of NCSC staff against the total staff	5% (-1%)

Figure in ( ) denotes percentage change as compared with 2011-12

(g) Percentage of staff costs for NCSC staff against the total staff costs in the Department

	2012-13 (as at 31.12.2012)
Percentage of staff costs for NCSC staff against the total staff costs	4.1% (-0.1%)

Figure in ( ) denotes percentage change as compared with 2011-12

(h) Paid meal break for NCSC staff

Meal break	2012-13 (as at 31.12.2012)
	Number of NCSC staff
Paid meal break	202 (-12%)
Unpaid meal break	3 (-50%)
Total:	205 (-13%)

Figures in ( ) denote percentage changes as compared with 2011-12

(i) Working days of NCSC staff

Working days	2012-13 (as at 31.12.2012)
	Number of NCSC staff
5 working days per week	205 (-13%)
6 working days per week	0 (0%)
Total:	205 (-13%)

Figures in ( ) denote percentage changes as compared with 2011-12

(j) Number of NCSC staff applying for paternity leave and cases approved

Paternity leave	2012-13 (as at 31.12.2012)
	Number of NCSC staff
Number of applications received	1 (-)
Number of applications approved	1 (-)

Figures in ( ) denote percentage changes as compared with 2011-12

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 28.3.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)177

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2811

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

The Department states that it will continue to conduct land use reviews to increase housing land supply. In this connection, please provide the following information:

a) the number of "Government, Institution or Community" sites of which the plot ratio was increased in the past three years (i.e. 2011, 2012, 2013). Please provide a breakdown of the sites showing the lot, area, and the original and revised plot ratios.

b) the number of those sites with an increased plot ratio that are used for residential development and the number of additional flats provided.

Asked by: Hon. CHAN Hak-kan

Reply:

a) In general, there is no plot ratio (PR) control on outline zoning plans (OZPs) for "Government Institution or Community" ("G/IC") zones. In determining the development intensity for individual sites, we will take into account the type, nature, design, operational and functional requirements of the "G/IC" uses, as well as other relevant considerations (such as site constraints, air ventilation, etc). Hence, we are unable to provide the information requested.

b) In the past three years (2011 to 2013), a total of 19 sites (about 27 hectares) including land in "G/IC" zones have been gazetted for rezoning to "Residential" use, with an estimated total production of about 16 700 private/public housing units. These sites are at various stages of the statutory rezoning process. Their details are as follows:

	Site	Original Zoning and Planning Parameters	Current / Gazetted Zoning and Planning Parameters	Area (hectares)	Estimated Flat No.	Gazettal Date of Zoning Amendment
1	Hang Kwong Street, Ma On Shan	"G/IC" BH: 2 storeys	"R(B)3" GFA: 8 910 m^2 BH: 50 mPD	0.31	126	22.2.2013
2	Ma Kam Street, Ma On Shan	"G/IC" BH: 2 storeys	"R(B)4" GFA: 15 500 m^2 BH: 75 mPD	0.31	238	22.2.2013
3	Ex-Lee Wai Lee Campus (southern portion), Renfrew Road, Kowloon Tong	"G/IC (9)" BH: 13 storeys	"R(B)" PR: 4.5 BH: 50 m (To be measured from the mean level of Renfrew Road)	0.88	495	15.2.2013
4	Junction of Dumbarton Road and Inverness Road (western part of the Bethal Bible Seminary), Kowloon Tong	"G/IC(3)" BH: 4 storeys	"R(C)9" PR: 3 BH: 8 storeys	0.21	44	15.2.2013
5	Choi Yuen Road, Fanling/ Sheung Shui	"G/IC" and "O"	"R(A)1" GFA: 69 500 m^2 BH: 110 mPD	1.24	907	25.1.2013
6	South of Yung Shing Court, Fanling/ Sheung Shui	"G/IC" and "GB"	"R(A)2" GFA: 38 500 m^2 BH: 125 mPD	0.82	787	25.1.2013
7	Ex-Kin Tak Public School, Kwu Tung South	"G/IC"	"R(C)2" PR: 0.4 SC: 20% BH: 3 storeys incl. car park	0.69	36	18.1.2013

8	East of Hang Tau Road, Kwu Tung South	"G/IC"	"R(C)2" PR: 0.4 SC: 20% BH: 3 storeys incl. car park	0.59	10	18.1.2013
9	Hong Tsuen Road, Sai Kung	"G/IC(4)" BH: 5 storeys	"R(B)4" PR: 2 SC: 40% BH: 8 storeys (excl. basements)	0.87	296	24.8.2012
10	Hong Kin Road, Sai Kung	"G/IC" BH: 1 storey	"R(B)5" PR: 1.4 SC: 40% BH: 5 storeys (excl. basements)	0.35	59	24.8.2012
11	99 Kennedy Road and 269 Queen's Road East (Wan Chai Polyclinic and Lui Kee Education Services Centre), Wan Chai	"G/IC" BH: 3,4 and 8 storeys	"R(E)" Dom PR: 6.5 Non-dom PR: 1 BH: 100 mPD	0.27	333	3.8.2012
12	West of So Kwun Wat Road and opposite to Mrs. Cheng Yam On Millennium School, Tuen Mun	"G/IC" and "O"	"R(B)" PR: 1.3 BH: 6 storeys (excl. basement floors)	0.41	53	23.3.2012
13	East of So Kwun Wat Road and north of Mrs. Cheng Yam On Millennium School, Tuen Mun	"G/IC" and "O"	"R(B)" PR: 1.3 BH: 6 storeys (excl. basement floors)	0.35	65	23.3.2012

14	North of Wu On Street and west of Wu Shan Tennis Court, Tuen Mun	"G/IC"	"R(A)" Dom PR: 5 Dom+Non-dom PR: 9.5 BH: 85 mPD	0.23	186	23.3.2012
15	Sau Ming Road, Kwun Tong	"G/IC"	"R(A)2" Dom PR: 4.5 Non-dom PR: 1.5 BH: 150 mPD	0.28	319	23.3.2012
16	West of Phoenix House, Shek Kip Mei	"G/IC"	"R(C)11" GFA: 10 812 m^2 BH: 166.3 mPD	1.08	474	11.11.2011*
17	East of Beacon Heights, Shek Kip Mei	"G/IC"	"R(C)12" GFA: 31 844 m^2 BH: 162.7 mPD	2.18		11.11.2011*
18	Former Au Tau Departmental Quarters site at Yau Shin Street, Tai Tong, Yuen Long	"G/IC" and "GB"	"R(A)" GFA: 52 100 m^2 BH: 75 mPD and 85 mPD	3.71	1 203	8.4.2011*
19	Five sites to the south of Sha Tin Road , Shui Chuen O, Sha Tin	"G/IC", "R(A)", "R(B)", "O", "GB" and 'Road'	"R(A)1" GFA: 501 800 m^2 BH: 150 mPD – 200 mPD, 1- 4 storeys	12.45	11 123	11.2.2011*
Total				27.23	16 754	

Notes:

*Statutory rezoning procedures have been completed.
“GB”: “Green Belt”
“O”: “Open Space”
“R(A)”: “Residential (Group A)”
“R(B)”: “Residential (Group B)”
“R(C)”: “Residential (Group C)”
“R(E)”: “Residential (Group E)”
BH: Building Height
Dom PR: Domestic Plot Ratio
Non-dom PR: Non-domestic Plot Ratio
GFA: Gross Floor Area
SC: Site Coverage
mPD: metres above Principal Datum

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)178

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1701

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is stated in this Programme that the Department will monitor the Hong Kong-Macao-Guangdong Information Database and continue with research on development issues with a cross-boundary dimension in 2013. Will the Department inform this Committee of the details of the "development issues with a cross-boundary dimension"?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The Planning Department will undertake/continue to undertake the following study and survey relating to cross-boundary matters in 2013-14, and the development issues to be researched on are set out below:

Study/Survey	Content
(1) Cross-boundary Travel Survey 2013	To collect information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of the trip makers by interviewing cross-boundary passengers and drivers at the boundary control points.
(2) Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation	To formulate land use and development proposals, carry out technical assessments and formulate implementing strategies for Lok Ma Chau Loop.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)179

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2020

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

(2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

What principles are adopted by the Planning Department in working out the ratio between public and private housing in new towns? What are the ratios? Please tabulate by 18 districts (i) the area occupied and (ii) the proportion of population residing in private housing, public housing and Home Ownership Scheme flats, and rural dwellings.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Promoting a balanced community with a diversity of supporting facilities is one of the key planning objectives in planning new towns. In proposing the housing mix of a new town or a new development area, we would take into account a number of factors, including the salient characteristics and the existing housing mix of the district; the overall planning intention, the planned economic base and employment opportunities of the area; the available transport and infrastructural capacities, and community facilities; the anticipated housing needs; and the public views. The housing mix would be considered on a case-by-case basis through planning studies for the specific new town or new development area.

The percentage distribution of land-based population(1) by District Council Districts by broad housing type as at mid-2012 is provided below :

District Council District	Public Rental Housing (%)	Subsidized Home Ownership Housing (%)	Private Permanent Housing Including Village Housing (2) (%)	Others(3) (%)
Central and Western	2.6	*	94.8	2.6
Wan Chai	*	*	98.4	1.6
Eastern	20.1	15.9	62.9	1.1
Southern	28.6	16.7	51.4	3.3
Sham Shui Po	34.6	5.6	57.5	2.3
Kowloon City	15.8	1.8	80.3	2.1
Wong Tai Sin	50.0	32.0	16.7	1.4
Kwun Tong	54.7	15.7	28.5	1.1
Yau Tsim Mong	3.2	4.3	89.1	3.4
Kwai Tsing	57.3	16.5	24.2	2.0
Tsuen Wan	21.1	1.0	75.7	2.2
Tuen Mun	30.5	24.6	42.4	2.6
Yuen Long	33.2	12.5	51.2	3.0
North	22.6	29.0	42.7	5.7
Tai Po	17.5	28.1	51.8	2.5
Sha Tin	27.6	28.9	42.2	1.4
Sai Kung	20.3	32.7	45.8	1.3
Islands	34.8	4.6	57.1	3.5
Land-based population total	*29.5*	*16.9*	*51.4*	*2.2*

We do not have ready information on land area occupied corresponding to the above population statistics by housing type.

Notes：

* Denote a percentage of less than 0.05
(1) Exclude persons living on board vessels
(2) Refer to private residential flats, village houses and staff quarters
(3) Refer to private temporary housing, non-domestic housing and institutions
Source : The Working Group on Population Distribution Projections

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)180

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2021

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

During the past ten years (i.e. from 2003 to 2012), did the Government conduct any land use review of the existing industrial sites, industrial estates and godowns in Hong Kong? If so, what are the results? If not, does the Government plan to conduct a territory-wide planning review (for example, to rezone sites for residential or government, institution and community use)?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

To cater for the changing needs of the industrial and business sectors, the Planning Department undertook two rounds of Area Assessments of Industrial Land in the Territory (Area Assessments) in 2005 and 2009 respectively. The objective was to identify suitable industrial land for rezoning to non-industrial uses, including residential uses. Recommendations of the two Area Assessments formed the basis for rezoning of individual industrial sites.

Based on the findings of the 2005 Area Assessments, a total of about 2.7 hectares of industrial land in San Po Kong was rezoned for residential and open space uses in August 2008.

The 2009 Area Assessments recommended rezoning of about 60 hectares of industrial land to non-industrial uses, including 16 sites in Tsuen Wan, Yuen Long, Fo Tan, Tuen Mun, Siu Lek Yuen, Fanling and Tai Kok Tsui with a total area of about 30 hectares which are considered suitable for rezoning for residential use. Among these 16 sites, 13 sites in Tsuen Wan, Yuen Long, Fo Tan, Tuen Mun and Tai Kok Tsui have completed or are undergoing the rezoning process. The Planning Department is expediting the rezoning process for the remaining sites.

In order to facilitate the transformation of the industrial areas in Kowloon East, the Development Bureau formally set up the Energizing Kowloon East Office in June 2012. Kowloon East is considered to have a potential to supply an additional office floor area of four million square metres. Two action areas have been identified for providing an estimated total of about 500 000 square metres floor area for office, commercial and related uses.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)181

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2051

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

What principles did the Government adopt in planning the residential land and the number of flats to be built in the past ten years (i.e. from 2003 to 2012)? What factors (such as population growth and marriage figures) did the Government base on in assessing the housing demand in the past, especially the demand for public housing? Please provide the details and the method of calculation.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Providing adequate housing land to meet the demand of our population has always been one of our planning principles. We make reference to household projections by the Census and Statistics Department (C&SD) in formulating long-term planning strategy, including planning for residential land use. Based on the above principle, in the past ten years, we have undertaken planning work on proposals for the supply of housing land to meet the population increase, including new developments in the urban areas, railway development projects, further development of new towns and development of the North East New Territories and Hung Shui Kiu New Development Areas.

It is the Government's policy to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation, with a target to maintain the average waiting time for general applicants at around three years. The Housing Department has projected the total number of PRH units required to be built for a few years ahead by taking into account a basket of data including household projections by C&SD as well as other relevant statistics such as the progress of the redevelopment and clearance programmes, the existing number of applications on the Waiting List, the number of PRH units recovered, etc.

The Long Term Housing Strategy (LTHS) review is now examining the housing needs of various groups in the community, setting priorities, and formulating a new LTHS, which includes projecting the long term housing demand. The Transport and Housing Bureau will report to the LTHS Steering Committee when the review findings are available.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)182

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1883

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the total planning expenditure on the West Kowloon Cultural District project and Kai Tak Development project in the past ten years (i.e. from 2003-04 to 2012-13) and the change in such expenditure.

Asked by: Hon. CHEUNG Wah-fung, Christopher

Reply:

West Kowloon Cultural District

The Planning Department (PlanD) assisted in the preparation of the Development Plan for the West Kowloon Cultural District (WKCD) by providing planning inputs. Such work was absorbed by existing resources of PlanD. In 2012-13, PlanD spent a total of $80,000 to commission an Air Ventilation Assessment study for assessing the proposed Development Plan submitted by the WKCD Authority.

Kai Tak Development

In the past ten years, PlanD has conducted Kai Tak Planning Review, which was completed in 2007, and has undertaken the Technical Assessment for Kai Tak Approach Channel, which was completed in 2008. Both were funded by the Civil Engineering and Development Department and the respective expenditure was about $12.8 million and $3.85 million.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)183

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2366

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Regarding to "commence a planning and design study on the redevelopment of government sites at Sai Yee Street and Mong Kok East Station", what is the amount of provision and its percentage in the total provision under this Programme?

Asked by: Hon. CHIANG Lai-wan

Reply:

The approved commitment for the "Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station-Feasibility Study" is $5 million, of which $4.25 million is estimated to be spent in 2013-14, representing 1.2% of the total provision under Programme (2).

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)184

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2342

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

What is the amount of provision reserved by the Department for the "Cross-boundary Travel Survey" this year (2013-14)? How will the Survey be conducted? When will its findings be published? Will it cover visitors carrying capacity of Hong Kong?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

The estimated expenditure of the Cross-boundary Travel Survey 2013 is $5.25 million, comprising $2.53 million to be spent in 2013-14.

The Cross-boundary Travel Survey 2013 will collect information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of the trip makers by interviewing cross-boundary passengers and drivers at the boundary control points. The Survey will be conducted in the fourth quarter of 2013. The results will be released in the latter half of 2014. The visitors handling capacity of Hong Kong will not be covered in the Survey.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)185

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3049

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

What is the expenditure involved for carrying out the test runs of transport model last year (2012-13)? Are the data for running the transport model updated every year? When did the Department start using the transport model?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

The test runs of transport model were carried out in-house in the Planning Department. The expenditure involved in upkeeping the transport model, which was the maintenance cost of the software, was $62,000 in 2012-13. Planning data for running the transport model are updated about every two to three years when new data are available. The test runs of transport model have been carried out by the Department since the late 1990s.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)186

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1538

Head: 118 Planning Department Subhead (No. & title):

Programme: (4) Technical Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is stated under Programme (4) that the Department will continue to manage consultancies for undertaking air ventilation assessment for major government projects in 2013-14. In this regard, please provide the following information:

(1) the types of air ventilation assessment undertaken for major government projects and the total time required for preparing the assessment reports;
(2) the number of air ventilation assessments undertaken for major government projects in the past three years (i.e. 2010-11, 2011-12 and 2012-13);
(3) the number of cases of suspension of construction works of major government projects due to non-compliance with the requirements of environmental permits in the past three years (i.e. 2010-11, 2011-12 and 2012-13); and
(4) the names and locations of major government projects for which air ventilation assessment will be undertaken in 2013-14.

Asked by: Hon. KWOK Wai-keung

Reply:

(1) In accordance with the Technical Circular (TC) on Air Ventilation Assessment (AVA) (HPLB TC No. 1/06 and ETWB TC No. 1/06), an AVA could consist of three stages, i.e. Expert Evaluation, Initial Study and Detailed Study. Expert Evaluation facilitates the identification of air ventilation problems and issues and generally takes three to four weeks to complete. The Expert Evaluation could lead to an Initial Study or directly to a Detailed Study depending on the nature of the development. Initial Study refines the understanding of the Expert Evaluation with quantitative date and normally lasts for seven to eight weeks. Detailed Study, which concludes the AVA by quantitatively comparing designs, requires eight to ten weeks. Taking account of the seven to eight weeks for conducting Site Wind Availability Study to analyse the local wind environment, an AVA in total could take about 25 to 30 weeks to complete (including the compilation of the assessment reports).

(2) The Planning Department maintains an AVA registry on major government projects under the ambit of different bureaux / departments. The information will be updated quarterly and uploaded to the Planning Department's website for public viewing. The number of AVAs undertaken for major government projects are 22 in 2010, 11 in 2011 and four in 2012 (as at 27 November 2012).

(3) According to Environmental Protection Department's record, no construction works of major government projects had been suspended in the past three years (i.e. 2010-11, 2011-12 and 2012-13) due to non-compliance with the requirements of environmental permits.

(4) A list of major government projects led or co-led by the Planning Department for which AVA will be undertaken in 2013-14 is listed below :

- AVA by Computational Fluid Dynamics for an Instructed Project Related to the Fo Tan and Siu Lek Yuen Industrial Areas
- AVA by Computational Fluid Dynamics for an Instructed Project for Container Terminal No.1 to 9 arising from representation to draft Kwai Chung Outline Zoning Plan No. S/KC/26
- Architectural Feasibility Study for Topside Development at Exhibition Station of Shatin to Central Link
- Planning and Engineering Study for Kwu Tung South - Feasibility Study
- Planning and Engineering Study for the Public Housing Site and Yuen Long Industrial Estate Extension at Wang Chau
- Planning and Engineering Study on the Remaining Development in Tung Chung
- Planning and Engineering Study for Housing Sites in Yuen Long South
- Hung Shui Kiu New Development Area Planning and Engineering Study
- Lok Ma Chau Loop Study
- Relocation of Sha Tin Sewage Treatment Works to Caverns
- Land Use Review on Kam Tin South
- Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study
- Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty – Feasibility Study

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)187

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0924

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

(2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

(a) Please list all the planning studies which are being and have been carried out by the Planning Department in 2012-13 as well as the expenditure and manpower involved; and

(b) Please list all the planning studies to be commenced by the Planning Department in 2013-14 as well as the details, expenditure and manpower involved.

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

(a) Information on the planning studies being conducted or completed by the Planning Department (PlanD) in 2012-13 is set out below:

Planning studies completed and on-going in 2012-13

Name of Planning Study		Responsible Department	Estimated Completion Date	Total Fee Involved ($M)	Spending in 2012-13 ($M)	Manpower Involved
Completed in 2012-13						
1.	Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas	PlanD	Completed	4.41	1.09	The Study was conducted by consultants. No additional manpower was required by PlanD.

2.	Cross-boundary Travel Survey 2011	PlanD	Completed	3.84	1.94	The Study was conducted by consultants. No additional manpower was required by PlanD.
3.	Urban Climatic Map and Standards for Wind Environment – Feasibility Study	PlanD	Completed	9.78	2.63	The Study was conducted by consultants. No additional manpower was required by PlanD.
4.	Consultancy Study on Establishment of Simulated Site Wind Availability Data for Air Ventilation Assessment in Hong Kong	PlanD	Completed	0.89	0.71	The Study was conducted by consultants. No additional manpower was required by PlanD.
5.	Study on Development Options for the Comprehensive Development Area Site in Diamond Hill	PlanD	Completed	1.42	1.09	The Study was conducted by consultants. No additional manpower was required by PlanD.

6.	Review of Government, Institution or Community Sites	PlanD	Completed	N.A.	N.A.	The Review was conducted in-house as part of the regular tasks. No additional manpower was required.
7.	Review of Green Belt Areas (Stage One)	PlanD	Completed	N.A.	N.A.	The Review was conducted in-house as part of the regular tasks. No additional manpower was required.
On-going in 2012-13						
1.	Review of Green Belt Areas (Stage Two)	PlanD	On-going and to be completed in 2013	N.A.	N.A.	The Review is conducted in-house as part of the regular tasks. No additional manpower is required.
2.	North East New Territories New Development Areas Planning and Engineering Study	PlanD and Civil Engineering and Development Department (CEDD)	On-going and to be completed in 2013	54.20*	8.216^	The Study is conducted by consultants. No additional manpower is required by PlanD.

3.	Planning and Engineering Study on Development of Lok Ma Chau Loop	PlanD and CEDD	On-going and to be completed in 2013	33.70*	7.10^	The Study is conducted by consultants. No additional manpower is required by PlanD.
4.	Study on Action Plan of the Bay Area of the Pearl River Estuary	PlanD	On-going and to be completed in 2013	6.80	0.051	The Study is conducted by consultants. No additional manpower is required by PlanD.
5.	Planning Study on Future Land Use at Anderson Road Quarry – Feasibility Study	PlanD	On-going and to be completed in 2013	8.91	4.26	The Study is conducted by consultants. No additional manpower is required by PlanD.
6.	Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site	PlanD	On-going and to be completed in 2013	1.30	0.39	The Study is conducted by consultants. No additional manpower is required by PlanD.
7.	The Study on Urban Renewal Plan for Kowloon City	PlanD	On-going and to be completed in 2013	1.32#	0.31	The Study is conducted by consultants. No additional manpower is required by PlanD.

8.	Social Impact Assessment of Urban Renewal Plan for Kowloon City	PlanD	On-going and to be completed in 2013	0.79#	0.11	The Study is conducted by consultants. No additional manpower is required by PlanD.
9.	Hung Shui Kiu New Development Area Planning and Engineering Study	PlanD and CEDD	On-going and to be completed in 2014	70.40*	8.16^	The Study is conducted by consultants. No additional manpower is required by PlanD.
10.	Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study	PlanD and CEDD	On-going and to be completed in 2014	19.50*	4.63	The Study is conducted by consultants. No additional manpower is required by PlanD.
11.	Planning and Engineering Study for Kwu Tung South – Feasibility Study	PlanD and CEDD	On-going and to be completed in 2014	17.00*	0.82	The Study is conducted by consultants. No additional manpower is required by PlanD.
12.	The Planning and Engineering Study on the Remaining Development in Tung Chung	PlanD and CEDD	On-going and to be completed in 2015	44.00*	8.30^	The Study is conducted by consultants. No additional manpower is required by PlanD.

13.	Planning and Engineering Study for Housing Sites in Yuen Long South	PlanD and CEDD	On-going and to be completed in 2015	49.50*	1.58^	The Study is conducted by consultants. No additional manpower is required by PlanD.

* Approved project estimate under CEDD's expenditure votes
^ Revised estimate for 2012-13
\# Funded by Urban Renewal Fund Limited

(b) The planning studies to be commenced in 2013-14 by the Planning Department are set out below:

Planning Studies Proposed for Commencement in 2013-14

Name of Planning Study		Responsible Department	Estimated Commencement and Completion Dates	Manpower Involved
1.	2013 Area Assessments of Industrial Land in the Territory	PlanD	To commence in 2013 and complete by 2014	The Assessments will be conducted in-house and no additional manpower is required.
2.	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty — Feasibility Study	PlanD	To commence in the second quarter of 2013 and complete by 2014	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.
3.	Land Use and Traffic Impact Study for Caroline Hill Road Site	PlanD	To commence in the second quarter of 2013 and complete in end 2013	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.
4.	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study	PlanD	To commence in the second quarter of 2013 and complete by 2014	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.

5.	Cross-boundary Travel Survey 2013	PlanD	To commence in the latter half of 2013 and complete by 2014	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.
6.	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas	PlanD and CEDD	To commence in mid 2013 and complete by 2015	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.
7.	Study on Preliminary Development Feasibility of the New Territories North	PlanD and CEDD	To commence in early 2014 and complete by 2015	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.

Note :

(1) As the 2013 Area Assessments under item 1 above will be conducted by PlanD in-house, no consultancy fee would be involved.

(2) Since the tendering processes for the six consultancy studies under items 2 to 7 above are yet to be commenced, we cannot provide the estimated consultancy fees at this stage.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)188

Question Serial No.

1722

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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 on the three planning standards and guidelines planned to be formulated and revised in the coming year. What are the details of the on-going studies on planning standards and guidelines and the problems encountered?

Asked by: Hon. LEUNG Che-cheung

Reply:

The three planning standards and guidelines planned to be revised or formulated in the coming year are as follows:

Chapter	Subject	Details
8	Internal Transport Facilities	To review the current parking provision standards for private housing developments.
11	Urban Design Guidelines	To make corresponding amendments as a result of the incorporation of a new chapter on urban climate and air ventilation.
Proposed new chapter	Urban Climate and Air Ventilation	To incorporate the findings of the completed "Urban Climatic Map and Standards for Wind Environment – Feasibility Study". The new chapter will set out an urban climatic planning framework for Hong Kong, a set of qualitative guidelines outlining the planning and design measures conducive to a better urban climate in Hong Kong and a refined Air Ventilation Assessment (AVA) System to guide the preparation of AVAs.

The above work is in progress and expected to be completed in 2013-14. Review of other planning standards and guidelines will be undertaken on a need basis, taking into account the Government's policies and changing circumstances.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)189

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1723

Head: 118 Planning Department

Subhead (No. & title): 000 Operational expenses

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is stated under Programme (2) that the estimate for 2013-14 will increase to $22.8 million due to the increase of 15 new posts. However, the indicators listed in Programme (2) do not show any significant increase as compared to those for 2011 and 2012. Please provide justifications for the increase of these new posts as well as their details and major responsibilities.

Asked by: Hon. LEUNG Che-cheung

Reply:

The increase of $22.8 million under Programme (2) in 2013-14 is mainly due to the increase in salary provision arising from the net increase of 15 new posts, filling of vacancies, increase in operating expenses and increased cash flow requirements for non-recurrent items.

The additional posts are to provide manpower to implement measures to increase the supply of housing and office land in Hong Kong; and to provide additional manpower to undertake planning enforcement against unauthorised developments under the Town Planning Ordinance.

Details of the additional posts are set out below:

Rank	No. of Posts*	Duties
Senior Town Planner [STP]	2	Town planning (including planning enforcement)
Town Planner/ Assistant Town Planner [TP/ATP]	5	Town planning (including planning enforcement)
Senior Survey Officer (Planning)	2	Technical and survey support (including planning enforcement)

Survey Officer/ Survey Officer Trainee (Planning) [SO/SOT(P)]	5	Technical and survey support (including planning enforcement)
Senior Technical Officer (Cartographic)	1	Cartographic support
Technical Officer/ Technical Officer Trainee (Cartographic)	4	Cartographic support
Total	19	

* Four existing time-limited posts (viz. 1 STP, 2 TP/ATP and 1 SO/SOT(P) posts) will lapse on 1 April 2013. Therefore, the net increase of posts in 2013-14 is 15.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)190

Question Serial No.

1724

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Head: 118 Planning Department Subhead (No. & title):

Programme: (3) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is indicated in Programme (3) that the estimate for 2013-14 will increase by $3.1 million, partly for conducting planning studies. Given the aim of this Programme is "to enhance public awareness of planning matters and to facilitate dissemination of planning information to the public", what are the planning studies to be carried out by the Administration?

Asked by: Hon. LEUNG Che-cheung

Reply:

The estimated increase in expenditure for this programme in 2013-14 is mainly to cater for the increase in operating expenditure of the City Gallery which was opened in August 2012, the organisation of activities to enhance public awareness of town planning in Hong Kong and the conduct of a research project on the history and development of town planning in Hong Kong.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)191

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1446

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

In 2012, the Planning Department (PlanD) was engaged in the planning and engineering studies on Development of Lok Ma Chau Loop, North East New Territories and Hung Shui Kiu New Development Areas. In this connection, please inform us of the specific follow-up actions to be taken by PlanD in the coming year to expedite completion of the studies and their implementation.

Asked by: Hon. LO Wai-kwok

Reply:

The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) will continue to manage the Planning and Engineering Study on Development of Lok Ma Chau Loop scheduled for completion in 2013. Subject to completion of the Study and the way forward, PlanD will further consider the appropriate follow-up actions required.

For the North East New Territories New Development Areas Study jointly managed by PlanD and CEDD, we intend to finalise the development proposals around mid-2013. We aim to complete the Study within 2013. Subject to finalisation of the development proposals, PlanD will initiate the necessary statutory planning procedures under the Town Planning Ordinance to give effect to the planning for the development proposals.

PlanD and CEDD aim to carry out the Stage Two Community Engagement exercise for the Hung Shui Kiu New Development Area Study in the third quarter of 2013 to seek public views on the Preliminary Outline Development Plan. We will take account of the public comments to be received in formulating the Recommended Outline Development Plan. The Study is expected to be completed around end 2014.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)192

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1448

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

With the completion of the Hong Kong-Zhuhai-Macao Bridge which will have its landing point for Hong Kong at Lantau in 2016, the commissioning of the Tuen Mun-Chek Lap Kok Link in 2018 and the on-going planning of the third airport runway, there is a pressing need for the planning of transport facilities and supporting infrastructure for Lantau. With regard to this, please inform us whether the Planning Department has allocated resources for the relevant planning and studies. If yes, what are the details? If not, what are the reasons?

Asked by: Hon. LO Wai-kwok

Reply:

The Planning Department (PlanD) has been working closely with the Transport and Housing Bureau and its departments including the Transport Department in the planning of North Lantau taking the impending completion of the Hong Kong-Zhuhai-Macao Bridge and the Tuen Mun-Chek Lap Kok Link as well as the on-going proposed third airport runway project into account. In January 2012, PlanD and the Civil Engineering and Development Department jointly commissioned the Planning and Engineering Study on the Remaining Development in Tung Chung (the Tung Chung Study) with a view to formulating a comprehensive development proposal in achieving a target population of 220 000 or otherwise an optimum level of population for the entire Tung Chung New Town. As an integral part of the Tung Chung Study, different technical assessments including traffic impact assessment will be undertaken to ensure that the development scheme for the new town and its extension will be acceptable in planning, environment, transport and engineering terms. In the process, the adequacy of the existing/planned major transport infrastructure will be examined and further enhancement, if needed, will be worked out to meet the needs of the proposed new town extension. A similar approach will be adopted in the planning of other major developments in North Lantau.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)193

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0153

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is mentioned under Programme (2) that the Department, in collaboration with the Civil Engineering and Development Department, conducted the integrated planning and engineering study on the extension of the Tung Chung New Town development. With regard to this study, please provide the following information:

(1) the locations and extent of the areas covered as well as the latest progress of the study;
(2) a breakdown of details of the study;
(3) the schedule for consultation with the District Council and residents' groups; and
(4) the expected completion date of the study.

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

(1) The Planning and Engineering Study on the Remaining Development in Tung Chung covers the entire area of the existing Tung Chung and its possible expansion areas which comprise fallow land, foreshores and sea-bed, and waters at its east and west.

Commenced in January 2012, the Study includes three rounds of public engagement (PE). The Stage One PE was completed in August 2012. The consultants are now analysing the public views gathered and developing various development options with a view to initiating the Stage Two PE for pubic consultation later this year.

(2) The prime objective of the Study is to formulate a comprehensive development proposal to achieve a target population of 220 000, or otherwise an optimum level of population for the entire Tung Chung New Town, which shall be acceptable in planning, environment, transport and engineering terms. Existing/committed developments as well as other area-specific considerations will be taken into account, and the views collected at the different stages of PE will provide valuable input to the Study. A wide range of technical assessments will be undertaken at different stages of the Study for the generation and evaluation of development scheme options in deriving

a preferred development scheme for the future extension of the Tung Chung New Town development. Preliminary engineering design for the provision of various types of recommended infrastructure will be prepared and implementation framework covering the implementation sequencing, phasing and packaging of the works items will also be formulated in the course of the Study.

(3) The detailed schedule during the Stage Two PE to be launched later this year, including consultation with the District Council and local groups, is still being worked out. The major PE activities will include, but not limited to, consultation with relevant advisory bodies including Tung Chung Rural Committee, Islands District Council, Town Planning Board, and the Panel on Development of the Legislative Council; focused group meetings with different stakeholders including residents' groups; roving exhibitions and public forum.

(4) The Study is scheduled for completion by 2015.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)194

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1155

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is stated under Programme (2) that the Department will commence an integrated planning and engineering study on Tuen Mun Areas 40 and 46 and the adjoining areas. With regard to this study, please provide the following information:

(a) the progress of the respective areas of the study;

(b) the schedule for publishing the outline development plans and detailed layout plans of the two integrated planning areas, as well as the consultation programme with the district; and

(c) the progress of and the environmental protection proposals put forward by the relevant conservation study for the "Green Belt" (currently the habitat of blue-spotted crows) adjoining comprehensive development area.

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

(a) The consultant selection exercise for the Planning and Engineering Study on Tuen Mun Areas 40 and 46 and the Adjoining Areas (the Study) is in progress. The Study is scheduled for commencement in mid 2013 and is estimated to take about 24 months to complete.

(b) Under the Study, the consultant will be required to examine and recommend appropriate land uses and development parameters for the areas, and to prepare a Recommended Outline Development Plan to guide future developments.

There will be a two-stage community engagement to solicit public and key stakeholders' views/aspirations on the future land uses of the areas. The Stage One and Stage Two community engagements are expected to be conducted in early 2014 and late 2014 respectively.

(c) As one of the potential development areas is close to the Siu Lang Shui Site of Special Scientific Interest (SSSI) for the protection of butterfly habitats, an ecological impact assessment will be carried out in accordance with the Environmental Impact Assessment Ordinance to ensure that the SSSI would not be adversely affected.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)195

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1618

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Regarding "carrying out planning studies and research on development issues with a cross-boundary dimension", can the Department provide the following information:

1. the work and the liaison mechanism with the authority in the Guangdong Province;

2. the planning topics that needed to be studied in collaboration with the relevant authorities in the Mainland in 2013-14; and

3. whether any arrangement has been made for non-governmental and academic organisations of the two places to exchange on cross-boundary planning? If yes, what are the details. If not, what are the reasons.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

1. Regarding the work and liaison mechanism with the authority in Guangdong Province, the Planning Department (PlanD) maintains close contact with the Department of Housing and Urban-rural Development of Guangdong Province on regional planning issues of common interest. There is also an Expert Group on Guangdong/Hong Kong Town Planning and Development co-convened on a need basis by both sides for exchange of views.

2. The "Planning and Engineering Study on Development of Lok Ma Chau Loop" (the Loop Study) is the major planning study that PlanD will continue in collaboration with the Mainland in 2013-14. The Loop Study is undertaken jointly by Hong Kong and Shenzhen under the steer of the Hong Kong-Shenzhen Joint Task Force on Boundary District Development co-chaired by the Secretary for Development of the Hong Kong Special Administrative Region (HKSAR) Government and the Executive Vice Mayor of the Shenzhen Municipal Government. For day-to-day management of the Study,

PlanD maintains close contact with the Urban Planning, Land and Resources Commission of the Shenzhen Municipal Government.

3. Frequent activities are held by the non-governmental organisations such as the professional institutes and academic institutions of both sides on regional planning and development issues. These activities help strengthen communication and liaison among the relevant sectors of the two sides. Where necessary, the HKSAR Government will take part in the initiatives.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)196

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1909

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 commencement and management of the Cross-boundary Travel Survey 2013 by the Planning Department, can the Department provide information on the scope of the Survey, the manpower required and the expenditure involved? What are the differences between the above figures and those in the past three years (2010, 2011 and 2012)?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The Cross-boundary Travel Survey 2013 will collect information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of the trip makers by interviewing cross-boundary passengers and drivers at the boundary control points.

The estimated expenditure of the Cross-boundary Travel Survey 2013 is $5.25 million, comprising $2.53 million to be spent in 2013-14. The Survey will be carried out under a contract-out approach, and the manpower required in managing the Survey will be absorbed by the Planning Department.

The last round of the biennial Cross-boundary Travel Survey was conducted in 2011 at a total cost of $3.84 million.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)197

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1930

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

During 2013-14, the Planning Department will monitor the Hong Kong-Macao-Guangdong Information Database and continue with research on development issues with a cross-boundary dimension. In this regard, please provide us with the details, objectives, scope of the work, and a breakdown of the expenditure involved.

Asked by: Hon. TIEN Pei-chun, James

Reply:

The Planning Department (PlanD) will undertake/continue to undertake the following study and survey relating to cross-boundary matters in 2013-14 and the details are set out below:

Study/Survey	Content	Cost	Manpower	Timetable
(1) Revamping of the Hong Kong-Macao-Guangdong Information Database	To be revamped to improve its hardware and software provisions.	Estimated non-recurrent cost is $4.75 million.	A consultant has been commissioned to support the revamping exercise. No additional manpower will be required by PlanD.	Ongoing and is tentatively scheduled for completion in early 2014.

(2) Cross-boundary Travel Survey 2013	To collect information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of the trip makers by interviewing cross-boundary passengers and drivers at the boundary control points.	Estimated cost is $5.25 million, of which $2.53 million is intended to be spent in 2013-14.	To be carried out under a contract-out approach. No additional manpower will be required by PlanD.	To be conducted in the fourth quarter of 2013. Results will be released in the latter half of 2014.
(3) Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation	To formulate land use and development proposals, carry out technical assessments and formulate implementing strategies for Lok Ma Chau Loop.	The cost borne by Hong Kong is $33.7 million, of which $2.64 million is intended to be spent in 2013-14.	A consultancy study has been commissioned. No additional manpower will be required by PlanD.	Ongoing and is scheduled for completion within 2013.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)198

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1931

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 commence study on further development opportunities in the New Territories North in 2013–14. In this connection, please provide us with the details, objectives and scope of the work, and a breakdown of the expenditure involved.

Asked by: Hon. TIEN Pei-chun, James

Reply:

Apart from the North East New Territories and the Hung Shui Kiu New Development Areas under study, there are extensive areas of undeveloped land in the New Territories North (NTN) that could be considered for meeting the long-term development needs of Hong Kong. While some areas are ecologically significant and unsuitable for development, there are areas such as those along major transport corridors and existing degraded land which could be put to more gainful uses with the provision of infrastructure.

The Planning Department and the Civil Engineering and Development Department will jointly commission a preliminary development feasibility study to identify further development opportunities in the NTN, with a view to developing a new town there of a similar scale as the Fanling/Sheung Shui New Town.

The study will comprehensively review the existing conditions, opportunities and constraints of developing the NTN; establish the strategic planning framework; identify the potential development areas and propose an appropriate scale of development by assessing the key engineering issues.

Details of the study requirements and the necessary funding are being worked out. It is anticipated that the study will commence in early 2014.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)199

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1932

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 plans to continue to conduct land use reviews to increase housing and office land supply in 2013-14. In this connection, please inform us of the time when the above land use reviews will commence, the amount of annual provision required and the results to be achieved.

Asked by: Hon. TIEN Pei-chun, James

Reply:

Details of the Planning Department (PlanD)'s on-going land use reviews and related planning studies for housing and office land supply to be continued in 2013-14 are set out below:

Land Use Review/ Related Planning Study		**Responsible Department**	**Commencement Date and Estimated Completion Date**	**Consultancy Fee Involved ($M)**	**Latest Findings or Recommendations**
1.	Review of Green Belt Areas (Stage Two)	PlanD	On-going and to be completed in 2013	N.A. (the review is conducted in-house)	Findings and recommendations on housing land supply are not yet available at this stage.

2.	Planning Study on Future Land Use of Anderson Road Quarry – Feasibility Study	PlanD	On-going and to be completed in 2013	8.91	A Final Recommended Outline Development Plan, with 9 410 flats and 25 000 planned population, has been prepared after two stages of community engagement.
3.	Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site	PlanD	On-going and to be completed in 2013	1.30	A Recommended Master Layout Plan, with about 2 200 flats, has been prepared for consultation with stakeholders.
4.	Land Use Review for Kam Tin South (Kam Sheung Road Station and Pat Heung Maintenance Depot and the adjoining areas)	PlanD	On-going and to be completed in 2013	The Review is funded by the Mass Transit Railway Corporation Ltd. (MTRCL).	Recommendations on housing land supply are not yet available. PlanD, in collaboration with MTRCL, will consult the relevant stakeholders when the recommendations are available.

5.	Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study	PlanD and CEDD	On-going and to be completed by 2014	19.50*	Stage One Community Engagement on initial land use options for housing and other purposes was undertaken from December 2012 to February 2013. Findings and recommendations on housing land supply not yet available.
6.	The Planning and Engineering Study on the Remaining Development in Tung Chung	PlanD and CEDD	On-going and to be completed by 2015	44.00*	The Stage One Public Engagement (Envisioning) of the Study was undertaken from June to August 2012. Findings and recommendations on housing land supply not yet available.
7.	Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	PlanD and CEDD	On-going and to be completed by 2015	49.50*	The Study is in progress. Findings and recommendations on housing land supply are not yet available at this stage.

8.	Planning and Engineering Study for Kwu Tung South – Feasibility Study	PlanD CEDD	On-going and to be completed by 2014	17.00*	The Study is in progress. Findings and recommendations on housing land supply are not yet available at this stage.

* Approved project estimate

Moreover, PlanD proposes to commence the following land use reviews and planning studies which are mainly related to housing and office land supply in 2013-14:

Land Use Review/ Planning Study		**Responsible Department**	**Estimated Commencement and Completion Dates**
1.	2013 Area Assessments of Industrial Land in the Territory	PlanD	To commence in 2013 and complete by 2014
2.	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	PlanD	To commence in the second quarter of 2013 and complete by 2014
3.	Land Use and Traffic Impact Study for Caroline Hill Road Site	PlanD	To commence in the second quarter of 2013 and complete in end 2013
4.	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	PlanD	To commence in the second quarter of 2013 and complete by 2014
5.	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas	PlanD and CEDD	To commence in mid 2013 and complete by 2015

Note :

(1) As the 2013 Area Assessments under item 1 above will be conducted by PlanD in-house, no consultancy fee would be involved.

(2) Since the tendering processes for the remaining four items 2 to 5 above have yet to commence, we cannot provide the estimated consultancy fees at this stage.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)200

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1851

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

In 2011, the Government said it was planning to develop rock caverns for reprovisioning existing public facilities so that the land being occupied by these facilities could be released for developing housing and other community and related facilities. It is stated in page 733 of the Estimates that the Department will "provide planning input to the initiative on enhancing land supply by reclamation outside Victoria Harbour and rock cavern development". In this regard, please provide the following information:

a. the sites that have been considered for development;

b. the estimated expenditure for the development plans;

c. the estimated area of land that can be developed under the development plans;

d. the estimated number of flats that can be provided on the land released under the development plans; and

e. the number of other community and related facilities provided on the land released.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

a. The Government is currently conducting a feasibility study on the relocation of Sha Tin Sewage Treatment Works (STSTW) to caverns. Under the on-going initiative of "Enhancing Land Supply Strategy: Reclamation Outside Victoria Harbour and Rock Cavern Development", three other public facilities, comprising Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sham Tseng Sewage Treatment Works and Sai Kung Sewage Treatment Works, have been selected as pilot scheme of rock cavern development for public consultation and detailed feasibility studies. We launched the Stage Two public engagement

(PE) exercise for Enhancing Land Supply Strategy: Reclamation Outside Victoria Harbour and Rock Cavern Development on 21 March 2013 to consult the public on the potential reclamation and rock cavern development sites.

b. The estimated cost of the feasibility study on relocating the STSTW to cavern is about $57.9 million, whilst the cost of the technical studies on the other three cavern developments will be determined after the PE2. Estimation of the project costs of these cavern developments will be made in due course under the respective technical feasibility studies.

c. The total area of land that could be released upon relocation of these four facilities to caverns is about 34 hectares, comprising about 28 hectares from the STSTW and a total of about 6 hectares from the other three facilities.

d. and e. The detailed proposal of the land use and development parameters of the released sites arising from relocation of public facilities to caverns will be formulated after completing the relevant technical and feasibility studies. Members of the public will be consulted in due course at various stages of the projects. We will take into account the community's views, surrounding land uses, urban design consideration, infrastructural capacity, etc. in formulating the land use proposals.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)201

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0556

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

On tackling unauthorised developments in the rural New Territories, how many enforcement actions were taken by the Planning Department in 2012-13? What are the manpower and resources allocated for this task? Will the manpower and resources for this task be increased in 2013-14? If not, why?

Asked by: Hon. TO Kun-sun, James

Reply:

In 2012, the Planning Department issued a total of 2 376 statutory notices against 409 cases of unauthorised developments in the rural New Territories. At the present moment, 63 staff are deployed for enforcement and prosecution tasks. In 2013-14, a total of five posts will be added to help strengthen the manpower for these tasks.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)202

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0325

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

With respect to the monitoring of the Hong Kong-Macao-Guangdong Information Database, what are the data involved, the cost as well as manpower required and the monitoring objectives? How many new and on-going researches on development issues with a cross-boundary dimension will be conducted by the Government next year? Please provide a breakdown of those researches by content, cost, manpower and time schedule.

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The requested information on the monitoring of the Hong Kong-Macao-Guangdong Information Database (the Database) is as follows:

(a) Data involved — The Database is jointly developed by the Planning Department (PlanD) and the Census and Statistics Department (C&SD). It is an information system to facilitate government bureaux and departments to obtain up-to-date statistical data and reference materials relating to cross-boundary infrastructure development, urban planning, socio-economic development, environmental protection, etc. in the region.

(b) Maintenance cost and manpower — The total maintenance cost in 2012-13 is about $87,000, which includes $13,000 for hardware maintenance and $74,000 for software maintenance. The related tasks are undertaken in-house in PlanD and C&SD.

(c) Monitoring objectives — Major monitoring work includes carrying out management and maintenance works to ensure proper operation of the Database; reviewing the built-in functions regularly to meet changing operational needs; and undertaking regular updating of the information.

PlanD will undertake the following study and survey relating to cross-boundary development in 2013-14:

Study/Survey	Content	Cost	Manpower	Timetable
(1) Cross-boundary Travel Survey 2013	To collect information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of the trip makers by interviewing cross-boundary passengers and drivers at the boundary control points.	Estimated cost is $5.25 million, of which $2.53 million is intended to be spent in 2013-14.	To be carried out under a contract-out approach. No additional manpower will be required by PlanD.	To be conducted in the fourth quarter of 2013. Results will be released in the latter half of 2014.
(2) Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation	To formulate land use and development proposals, carry out technical assessments and formulate implementing strategies for Lok Ma Chau Loop.	The cost borne by Hong Kong is $33.7 million, of which $2.64 million is intended to be spent in 2013-14.	A consultancy study has been commissioned. No additional manpower will be required by PlanD.	Ongoing and is scheduled for completion within 2013.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)203

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

0326

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 enforcement and prosecution actions against unauthorised developments in the rural New Territories:

1. what is the estimated expenditure incurred by and the manpower required for the enforcement and prosecution actions for the next financial year (2013-14); what is the change compared with that for 2012-13;

2. how many cases had been prosecuted in 2012-13 and how many of them were successful; what were the main types of unauthorised developments involved and what were the maximum, minimum and average penalty; what is the expected change in the number of prosecution cases in the next financial year; and

3. what measures will the Department adopt to step up its enforcement and prosecution actions against unauthorised developments in the rural New Territories?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

1. For the financial year of 2013-14, a total of 68 posts will be deployed for enforcement and prosecution actions. Compared with 2012-13, there will be an increase in manpower by five posts. As the enforcement work is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown on the expenditure or resources solely for enforcement and prosecution work.

2. In 2012 (1 January to 31 December 2012), the Planning Department had instigated prosecution action against 54 cases. As at 8 March 2013, there were 47 cases with defendants successfully convicted, mainly related to storage use on the sites. The fine ranged from $8,000 to $2,179,600. With the increase in manpower, the estimated number of prosecution cases to be handled is increased from 54 to 60 in 2013.

3. In the financial year of 2013-14, a total of five posts will be added to expedite the enforcement and prosecution actions against unauthorised developments in the rural New Territories.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)204

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2294

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

What are the estimated expenditure and manpower required for the land use review in 2013-14, and what are the changes as compared with 2012-13? What are the latest progress and preliminary findings of the review? Are there any anticipated changes in the review content for the next financial year? Will such changes affect the time taken to complete the review?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

Apart from various existing sections/offices, a new Housing and Office Land Supply Section, comprising time-limited posts for five years, was set up in the Planning Department (PlanD) in May 2012 to oversee those land use reviews relating to the housing and office land supply. The current establishment of the Section includes one Chief Town Planner, three Senior Town Planners, six Town Planners/Assistant Town Planners, three Survey Officers and three Technical Officers.

It is part of the overall duties of many staff in PlanD to work on various land use reviews. It is not practicable to quantify the amount of manpower assigned for each of the review exercises.

For information, details of PlanD's on-going land use reviews and planning studies which are mainly related to housing and office land supply and were commenced in or before 2012-13 are set out below:

Land Use Review/ Related Planning Study		Responsible Department	Estimated Complet-ion Date	Total Fee Involved ($M)	Manpower Involved	Latest Progress and Preliminary Findings
1.	Review of Green Belt Areas (Stage Two)	PlanD	2013	N.A.	The Review is conducted in-house as part of the regular tasks, with no additional manpower required.	The Review is in progress. No preliminary finding is available for the time being.
2.	Planning Study on Future Land Use of Anderson Road Quarry – Feasibility Study	PlanD	2013	8.91	The Study is conducted by consultants. No additional manpower is required by PlanD.	A Final Recommended Outline Development Plan, with 9 410 flats and 25 000 planned population, has been prepared after two stages of community engagement.
3.	Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site	PlanD	2013	1.30	The Review is conducted by consultants. No additional manpower is required by PlanD.	A Recommended Master Layout Plan, with about 2 200 flats, a primary school and a public open space, has been prepared for consultation with stakeholders.

4.	Land Use Review for Kam Tin South (Kam Sheung Road Station and Pat Heung Maintenance Depot and the adjoining areas)	PlanD	2013	The Review is funded by the Mass Transit Railway Corporat-ion Ltd. (MTRCL).	The Review is conducted by consultants. No additional manpower is required by PlanD.	The Review is in progress. PlanD in collaboration with MTRCL will consult relevant stakeholders in due course.
5.	Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study	PlanD and CEDD	2014	19.50*	The Study is conducted by consultants. No additional manpower is required by PlanD.	Stage One Community Engagement on initial land use options for housing and other purposes was undertaken from December 2012 to February 2013.
6.	The Planning and Engineering Study on the Remaining Development in Tung Chung	PlanD and CEDD	2015	44.00*	The Study is conducted by consultants. No additional manpower is required by PlanD.	The Stage One Public Engagement (Envisioning) of the Study was undertaken from June to August 2012.
7.	Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	PlanD and CEDD	2015	49.50*	The Study is conducted by consultants. No additional manpower is required by PlanD.	The Study is in progress. No preliminary finding is available for the time being.

8.	Planning and Engineering Study for Kwu Tung South – Feasibility Study	PlanD CEDD	2014	17.00*	The Study is conducted by consultants. No additional manpower is required by PlanD.	The Study is in progress. No preliminary finding is available for the time being.

* Approved project estimate

The estimated completion dates in the table above have appropriately taken into account the latest progress and preliminary findings of the respective reviews/studies.

Moreover, PlanD plans to carry out the following land use reviews and planning studies in 2013-14:

Land Use Review/ Planning Study		**Responsible Department**	**Estimated Commencement and Completion Dates**	**Manpower Involved**
1.	2013 Area Assessments of Industrial Land in the Territory	PlanD	To commence in 2013 and complete by 2014	The Assessments will be conducted in-house as part of the regular tasks and no additional manpower will be required.
2.	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	PlanD	To commence in the second quarter of 2013 and complete within 2014	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.
3.	Land Use and Traffic Impact Study for Caroline Hill Road Site	PlanD	To commence in the second quarter of 2013 and complete in end 2013	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.

4.	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study	PlanD	To commence in the second quarter of 2013 and complete by 2014	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.
5.	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas	PlanD and CEDD	To commence in mid 2013 and complete by 2015	The Study is planned to be conducted by consultants. No additional manpower will be required by PlanD.

Note:

(1) As the 2013 Area Assessments under item 1 above will be conducted by PlanD in-house, no consultancy fee would be involved.

(2) Since the tendering processes for the four consultancy studies under items 2 to 5 above are yet to be commenced, we cannot provide the estimated consultancy fees at this stage.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)205

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1326

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is stated under Programme (1) that the Department would commence and manage the Cross-boundary Travel Survey 2013 in 2013–14. With regard to this survey, please provide the following information:

(1) the detailed survey method as well as content of the survey and its difference with the similar survey conducted in 2011;

(2) the enhancement policy initiatives and measures recommended after analysing the data collected in the similar survey of 2011, and the staffing as well as financial expenses involved; and

(3) the schedule of the survey to be commenced soon, and the time when the Department will publish the survey report and put forward the relevant initiatives.

Asked by: Hon. WONG Kwok-kin

Reply:

(1) In the Cross-boundary Travel Survey 2013, information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of the trip makers will be collected by interviewing cross-boundary passengers and drivers at the boundary control points. The 2013 Survey is an update of the 2011 Survey to obtain the latest cross-boundary travel information.

(2) The findings of the 2011 Survey are for general reference by bureaux and departments in planning work and studies with a cross-boundary dimension. They may make reference to the survey findings for policy formulation and service planning under their purview. No information is available on the staffing and financial expenses relating to such enhancement policy initiatives and measures.

(3) The 2013 Survey will be conducted in the fourth quarter of 2013. The findings will be released for public information in the latter half of 2014. Bureaux and departments may take account of the findings in formulating and putting forward relevant initiatives, as appropriate.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)206

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1328

Head: 118 Planning Department

Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

In the 2013-14 recurrent estimated expenditure, the Government stated that there would be a net increase of 15 posts. In this regard, please provide the following information:

(1) main reasons for the increase of these posts; and

(2) the grades, ranks, salaries and duties of these posts (please indicate in a list).

Asked by: Hon. WONG Kwok-kin

Reply:

(1) The main reasons for the increase of posts are to provide manpower to implement measures to increase the supply of housing and office land in Hong Kong; and to provide additional manpower to undertake planning enforcement against unauthorised developments under the Town Planning Ordinance.

(2) The grades, ranks, salary ranges and duties of the additional posts are set out below:

Grade	Rank	No. of Posts*	Salary Range (per month)	Duties
Town Planner	Senior Town Planner [STP]	2	$87,340 - $100,625	Town planning (including planning enforcement)
Town Planner	Town Planner/ Assistant Town Planner [TP/ATP]	5	$49,870 - $84,290/ $27,245 - $41,495	Town planning (including planning enforcement)

Survey Officer (Planning)	Senior Survey Officer (Planning)	2	$34,575 - $45,505	Technical and survey support (including planning enforcement)
Survey Officer (Planning)	Survey Officer/ Survey Officer Trainee (Planning) [SO/SOT(P)]	5	$16,825 - $33,020/ $11,050 - $12,545	Technical and survey support (including planning enforcement)
Technical Officer (Cartographic)	Senior Technical Officer (Cartographic)	1	$34,575 - $45,505	Cartographic support
Technical Officer (Cartographic)	Technical Officer/ Technical Officer Trainee (Cartographic)	4	$16,825 - $33,020/ $11,050 - $12,545	Cartographic support
	Total	19		

* Four existing time-limited posts (viz. 1 STP, 2 TP/ATP and 1 SO/SOT(P) posts) will lapse on 1 April 2013. Therefore, the net increase of posts in 2013-14 is 15.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)207

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1329

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is mentioned under Programme (2) that the Department will continue with its enforcement and prosecution actions against unauthorised developments in the rural New Territories in 2013-14. In this regard, please provide the following information:

(1) the number of enforcement and prosecution actions taken against unauthorised developments in rural areas of the North East New Territories, the South East New Territories, the North West New Territories and the South West New Territories in the past two years (2011-12 and 2012-13) in table form;

(2) the number of prosecution cases for unauthorised developments in the above four districts in the rural New Territories in the past two years (2011-12 and 2012-13) by types in table form;

(3) the number of officers the Department plans to increase/decrease in 2013-14 to undertake enforcement and prosecution actions and the salary changes involved; and

(4) will the Administration carry out large-scale research on or take large-scale prosecution actions against the large number of unauthorised developments on government land in the New Territories?

Asked by: Hon. WONG Kwok-kin

Reply:

(1) The breakdown of the number of statutory notices served on unauthorised developments in 2011 and 2012 by four districts is provided below :

Geographical District	Year	
	2011	2012
North West New Territories	1 746	1 660
North East New Territories	477	638
Sai Kung	63	62
Islands	81	16
Total	**2 367**	**2 376**

The breakdown of the number of prosecution cases in 2011 and 2012 by four districts is provided below :

Geographical District	Year	
	2011	2012
North West New Territories	33	39
North East New Territories	22	14
Sai Kung	1	1
Islands	1	0
Total	**57**	**54**

(2) The breakdown of the number of prosecution cases in the above four districts in 2011 and 2012 by types is provided below :

Geographical District	Type of Unauthorised Development	Year	
		2011	2012
North West New Territories	Workshop	4	1
	General Open Storage	13	21
	Container Storage / Container Trailer Park	6	0
	Car Park	2	6
	Filling of Land / Pond	1	4
	Others	7	7
	Total	***33***	***39***

North East New Territories	Workshop	0	0
	General Open Storage	14	8
	Container Storage / Container Trailer Park	0	0
	Car Park	2	0
	Filling of Land / Pond	5	3
	Others	1	3
	Total	***22***	***14***
Sai Kung	Workshop	0	0
	General Open Storage	0	0
	Container Storage / Container Trailer Park	0	0
	Car Park	0	1
	Filling of Land / Pond	1	0
	Others	0	0
	Total	***1***	***1***
Islands	Workshop	0	0
	General Open Storage	0	0
	Container Storage / Container Trailer Park	0	0
	Car Park	0	0
	Filling of Land / Pond	1	0
	Others	0	0
	Total	***1***	***0***
	Grand Total	***57***	***54***

(3) For the financial year 2013-14, a total of 68 posts will be deployed for the enforcement and prosecution actions. As compared with 2012-13, there will be an increase in manpower by five posts. As the work is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown of the expenditure or resources involved solely for this area of work.

(4) The Government will continue to monitor closely cases of unauthorised developments and take appropriate follow-up actions as necessary. If unlawful excavation on or occupation of government land is identified, the Lands Department will initiate land control action, which may include prosecution, in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28), having regard to the actual circumstances of the cases.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)208

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

1331

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is stated under Programme (2) that the Department will prepare Development Permission Area (DPA) plans for those country park enclaves considered suitable for determining their proper uses through statutory planning. In this regard, please provide the following information:

(1) the schedule for the review of 13 "Green Belt" sites in urban fringe for residential use as mentioned by the Chief Executive in the Policy Address, and the estimated publication date of the review;

(2) the potential location, area and current land status (including vegetation, gradient and use) of the country park enclaves among the 13 "Green Belt" sites in urban fringe as mentioned in (1);

(3) the procedures and the estimated time required for the preparation of statutory town plans for the country park enclaves; and

(4) the estimated additional manpower and the total expenditure involved in the above statutory planning.

Asked by: Hon. WONG Kwok-kin

Reply:

(1) The Planning Department (PlanD) has completed Stage One of the Green Belt (GB) Review and recommended rezoning 13 GB sites (about 57 hectares in total) which are devegetated, deserted or formed, and are considered to be suitable for residential use. Town planning process will commence in phases. For seven of the sites, the rezoning process is expected to be completed by 2017. The rezoning process of the remaining six sites is expected to be completed in the subsequent few years. PlanD is carrying out the next stage of GB Review to identify more suitable housing sites.

(2) The 13 GB sites are not within country park enclaves and are already covered by Outline Zoning Plans (OZPs). Details of the sites will be announced when the rezoning process is ready to commence. District councils will be consulted on the individual sites and the public would have the opportunity to submit representations and comments during the public inspection process under the statutory planning procedures.

(3) PlanD has been following up on the work regarding the protection of 54 country park enclaves as announced in the 2010-11 Policy Address. Amongst the 54 enclaves, PlanD is to prepare statutory town plans for about half of them. So far, 17 Development Permission Area (DPA) plans covering 24 enclaves have been prepared. The preparation of the remaining DPA plans will be completed in 2013-14. Under the Town Planning Ordinance, DPA plans are effective for three years. PlanD will take steps to prepare OZPs to replace the DPA plans for those enclaves the uses of which should be determined through statutory planning. The first batch of such replacement OZPs will be published this year.

(4) In 2011-12, $3.955 million was allocated for PlanD to create ten posts for five years for preparing statutory town plans for the purpose. There is no further increase in manpower and resources for this task in 2012-13 or 2013-14.

Name in block letters:	K. K. LING
Post Title:	Director of Planning
Date:	5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)209

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2230

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

It is mentioned under Matters Requiring Special Attention in 2013-14 that the Planning Department will "continue with research on development issues with a cross-boundary dimension". Please provide a breakdown of the current and upcoming researches by: (a) project titles, (b) Mainland counterparts involved, (c) expenditure involved and (d) progress of the researches.

Asked by: Hon. WU Chi-wai

Reply:

The Planning Department will undertake/continue to undertake the following study and survey relating to cross-boundary matters in 2013-14:

Title of Study/Survey	Mainland Authorities Involved	Cost	Progress
(1) Cross-boundary Travel Survey 2013	Nil	Estimated cost is $5.25 million, of which $2.53 million is intended to be spent in 2013-14.	To be conducted in the fourth quarter of 2013. Results will be released in the latter half of 2014.
(2) Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation	The Urban Planning, Land and Resources Commission of Shenzhen Municipality	The cost borne by Hong Kong is $33.7 million, of which $2.64 million is intended to be spent in 2013-14.	Ongoing and is scheduled for completion within 2013.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)210

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

2231

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

The Government has pledged to incorporate "enclaves" into Country Parks or Development Permission Area (DPA) plans. Of the 54 "enclaves", how many have been incorporated into Country Parks or DPA plans? What are the remaining enclaves yet to be handled? How many of them are planned to be handled in the coming year? When does the Government expect to complete the preparation of DPA plans for all "enclaves"?

Asked by: Hon. WU Chi-wai

Reply:

In the 2010-11 Policy Address, the Government made a commitment to protect 54 country park enclaves by either incorporating them into Country Parks or determining their proper uses through statutory planning. Amongst the 54 enclaves, the Planning Department (PlanD) will prepare statutory plans for about half of them. PlanD has since been following up on the work and 17 DPA plans covering 24 enclaves have been prepared so far. As for the other enclaves to be incorporated into Country Parks, the Agriculture, Fisheries and Conservation Department has advised that three draft maps of Country Parks were gazetted in 2012 to incorporate three enclaves into the respective Country Parks. For the remaining enclaves, the concerned departments will either include them into Country Parks or determine their proper uses through statutory planning to meet conservation and social development needs, having regard to the actual situation of the site, including such factors as its conservation value, landscape and aesthetic value, geographical location and existing scale of human settlements. For the areas deemed suitable for determination of proper uses through statutory planning, it is our target to complete the preparation of DPA plans for the relevant enclaves in 2013-14.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 5.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)211

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4842

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

Subhead (No. & title): 000 Operational expenses

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question:

1. What is the estimated expenditure for the salary, fringe benefits and allowances to be offered to the Secretary for Development in 2013-14?

2. Has the Bureau any plans to commence appointment of the Under Secretary in the coming year? If yes, what are the details?

3. What are the salaries, fringe benefits, allowances, contract periods and job duties of the two Researchers in the Director of Bureau's Office respectively? When will the Government review the need for creation of these two posts?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. For budgetary purpose, the provision for the salary for the position of the Secretary for Development in 2013-14 is $3.38 million. Except for the general fringe benefits such as paid vacation leave, medical and dental care, etc., the post-holder is not entitled to other benefits. Hence, no provision is earmarked specifically for this purpose.

2. Regarding the position of the Under Secretary for Development, it will be filled when a suitable candidate is identified and appointed.

3. We have engaged two Researchers on non-civil service contract (NCSC) terms for two years from January 2013 to January 2015. Their main duties are to conduct research on and comparative analysis of development-related issues and to prepare reports based on the research findings and analysis. The monthly salaries in respect of these Researchers range from $35,000 to $50,000. Similar to other NCSC staff in the Bureau, they are entitled to fringe benefits and allowances such as gratuity, annual leave, sickness allowance, etc. We will review the continued need for the Researchers in late 2014.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)212

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4843

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. How many sites on the Application List have not been made available to the market because rezoning process has not been completed in each of the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13)? Please provide information on the location of these sites.

2. On the 2013-14 Application List, there are 22 sites for which the statutory rezoning process is yet to be completed. However, the Secretary for Development has indicated in his blog that "we plan to put up for sale all the 46 residential sites in the 2013-14 Land Sale Programme". How can the Bureau ensure that approval will be given to the rezoning of all the sites? Please provide details of the work plan.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The sites included in the Application List in the past three financial years (i.e. 2010-11, 2011-12 and 2012-13) that were eventually not ready for sale within the respective financial year because the rezoning process had not been completed are listed in the table below. We do not have readily available information for 2008-09 and 2009-10.

Lot No.	Location
2010-11	
TMTL 430	Area 52, Fu Tei, Tuen Mun

YLTL 458	Junction of Fu Yip Street and Wang Yip Street West, Tung Tau, Yuen Long
2011-12	
IL 8947	123 Gloucester Road and 219-227 Lockhart Road, former Wan Chai Police Station cum Wan Chai Police Married Quarters
IL 9036	Murray Building, 22 Cotton Tree Drive, Hong Kong
2012-13 (as at end February 2013)	
IL 8947	123 Gloucester Road and 219-227 Lockhart Road, former Wan Chai Police Station cum Wan Chai Police Married Quarters
IL 9036	Murray Building, 22 Cotton Tree Drive, Hong Kong
TMTL 498	Junction of Wu On Street and Wu Hong Street, Tuen Mun
TMTL 497	So Kwun Wat Road, Tuen Mun (opposite to A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)
TPTL 208	Fo Chun Road, Pak Shek Kok, Tai Po
TPTL 211	Fo Chun Road, Pak Shek Kok, Tai Po
RBL 1197	Mount Austin Road, The Peak, Hong Kong
STTL 581	Whitehead, Ma On Shan, Sha Tin
KIL 11235	Junction of Argyle Street and Canton Road, Kowloon (ex-Mong Kok Market Site)

2. The 2013-14 Land Sale Programme includes 46 residential sites, of which the availability for sale of 22 sites is subject to completion of the necessary planning procedures. The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent. The arrangement to include sites the sale of which is subject to the statutory zoning process (and/or other administrative arrangements such as termination of government land allocation and short-term tenancies) is in line with the established practice. The arrangement

can provide the market with information about anticipated land supply and facilitate their necessary preparation. The departments concerned will accord priority to the relevant preparatory work and strive to speed up the completion of the relevant procedures.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	16.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)213

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4844

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government has indicated that the 46 sites on the Application List are capable of producing 13 600 private housing units in total this year. Under what circumstances will the Government decide to transfer to the Hong Kong Housing Authority or the Hong Kong Housing Society the sites not in tune with market reception when put up for sale in the market for public housing development? What are the criteria and the mechanism to be followed?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Government has decided to abolish the Application Mechanism from 2013-14, and plans to put up all the residential sites in the Land Sale Programme for sale, subject to the outcome of the necessary statutory process for some of the sites concerned. The objective is to increase the land supply for housing to the greatest extent.

Regarding supplying land for subsidised housing, the Government has an established mechanism to allocate suitable sites for the purpose and these sites are not included in the Government's Land Sale Programme.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)214

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4845

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. What are the specific details of and the timetable for the review on the New Territories Small House Policy?

2. Will the Government consider allocating land reserved for village type development for other residential use? If yes, what are the details and the area involved? If not, what are the reasons?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The existing small house policy has been in operation for a long time. A review of the policy is underway. The review inevitably involves complicated issues in various aspects including legal, environment and land use planning, all of which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite timetable for completing the review.

Land under the "Village Type Development" ("V") zones scatter across the territory and is mainly located in recognised indigenous villages in the New Territories. In general, these sites are not suitable for large-scale development because of their sporadic locations and infrastructural constraints. The Administration has no plan at this stage to rezone "V" zones for other residential uses.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)215

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4846

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. Since the implementation of the pilot mediation scheme for compulsory sale for redevelopment, how many mediation cases have been received and how many of them have been successfully mediated? How much resources will the Government allocate to continue to implement the scheme in 2013-14? And when will the Government review the effectiveness of the scheme? What are the details?

2. What is the number of compulsory sale cases in each of the past two years (i.e. 2011-12 and 2012-13)? Please provide information on the location of these cases as well as the auction date, reserve price and transaction price.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. Since the launch of the Pilot Mediation Scheme for Compulsory Sale for Redevelopment (the Scheme) on 27 January 2011 and up till end January 2013, 172 enquiries were handled and 42 requests for mediation were received under the Scheme. Of the 42 requests for mediation involving 51 minority owners, mediation was successfully conducted in 13 cases with the parties involved having reached settlement agreements. For another 16 cases, the parties involved had approached the service provider of the Scheme for introduction to the service available but subsequently resolved their differences themselves without resorting to further service under the Scheme. In another eight cases, either one of the parties involved refused to conduct mediation or the parties subsequently withdrew their requests for mediation. In another four cases, mediation was conducted under the Scheme but the parties could not reach settlement agreement. The remaining one case was still under processing.

For 2013-14, the estimated expenditure for the Scheme is $0.92 million which is an amount based on the actual quotation of the successful bidder. Another $0.5 million is set aside to support eligible elderly minority owners in paying mediator fees.

In early March 2013, we have commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of the Scheme. The scope of the review covers the adequacy of the current areas of service under the Scheme, its effectiveness, the factors pertinent to its level of success and recommendations on the way forward. The consultancy review will be completed in the third quarter of 2013.

2. The number of compulsory sale applications filed with the Lands Tribunal in 2011-12 is 59 and that in 2012-13 (up till end January 2013) is 33. For the 59 applications filed in 2011-12, compulsory sale orders have been granted in seven cases with auctions successfully completed for five of them. So far, none of the applications filed in 2012-13 has been heard and no compulsory sale order has yet to be granted. Information on the locations of the lots covered by the compulsory sale applications in 2011-12 and 2012-13, and, where applicable, the auction dates for those applications with compulsory sale orders granted, the reserve price of the lots in question and the subsequent transaction prices, is set out below -

(i) Information on the 59 compulsory sale applications filed with the Lands Tribunal in 2011-12

	Lands Tribunal Case Number	**Location**	**Case Status**	**Auction Date (if applicable)**	**Reserve Price (if applicable) ($ million)**	**Transaction Price (if applicable) ($ million)**
1	LDCS 13000/2011	Nos. 190 & 192 Fuk Wing Street, Cheung Sha Wan, Kowloon	Discontinued [1]	-	-	-
2	LDCS 14000/2011	No. 194 Fuk Wing Street, Cheung Sha Wan, Kowloon	Discontinued [1]	-	-	-
3	LDCS 15000/2011	Nos. 196 & 198 Fuk Wing Street, Cheung Sha Wan, Kowloon	Discontinued [1]	-	-	-
4	LDCS 16000/2011	Hoi On Building, Nos. 11-33 and 11A-33A, Li Tak Street, Tai Kok Tsui, Kowloon	Order for Sale granted	May 2012	830	830
5	LDCS 17000/2011	Nos. 70-72 Main Street, Ap Lei Chau, Hong Kong	Order for Sale granted	April 2012	72.7	72.7

6	LDCS 18000/2011	Nos. 456 - 462A Sai Yeung Choi Street North, Kowloon	In Progress	-	-	-
7	LDCS 19000/2011	No. 1 South Lane and No. 34 Hill Road, Sai Wan, Hong Kong	Order for Sale granted	February 2012	216.5	216.5
8	LDCS 20000/2011	Nos. 196 - 202 Ma Tau Wai Road, To Kwa Wan, Kowloon	Order for Sale granted	October 2012	239	239
9	LDCS 21000/2011	Nos. 103 & 105 Caroline Hill Road, Causeway Bay, Hong Kong	In Progress	-	-	-
10	LDCS 22000/2011	Nos. 53 & 55 Pok Fu Lam Road, Hong Kong	Discontinued [1]	-	-	-
11	LDCS 23000/2011	No. 23 Factory Street and No. 7 Church Lane and No. 25 Factory Street and No. 5 Church Lane, Shau Kei Wan, Hong Kong	Discontinued [1]	-	-	-
12	LDCS 24000/2011	No. 11 Factory Street and No. 19 Church Lane and No. 13 Factory Street and No. 17 Church Lane, Shau Kei Wan, Hong Kong	Discontinued [1]	-	-	-
13	LDCS 25000/2011	No. 15 Factory Street and No. 15 Church Lane and No. 17 Factory Street and No. 13 Church Lane, Shau Kei Wan, Hong Kong	Discontinued [1]	-	-	-
14	LDCS 26000/2011	No. 19 Factory Street and No. 11 Church Lane and No. 21 Factory Street and No. 9 Church Lane, Shau Kei Wan, Hong Kong	Discontinued [1]	-	-	-

15	LDCS 27000/2011	Western Court, Nos.450, 450A-G, 452, 452A-G, 454, 454A-G, 456 and 456A-G Queen's Road West, Hong Kong	In Progress	-	-	-
16	LDCS 28000/2011	No. 389 Shau Kei Wan Road & No. 10 Church Lane and No. 391 Shau Kei Wan Road & No. 12 Church Lane, Shau Kei Wan, Hong Kong	In Progress	-	-	-
17	LDCS 29000/2011	Nos. 397 & 399 Shau Kei Wan Road, Shau Kei Wan, Hong Kong	Discontinued [1]	-	-	-
18	LDCS 30000/2011	No. 385 Shau Kei Wan Road & No. 6 Church Lane and No. 387 Shau Kei Wan Road & No. 8 Church Lane, Shau Kei Wan, Hong Kong	Discontinued [1]	-	-	-
19	LDCS 31000/2011	Nos. 29 & 31 Yin Chong Street, Mong Kok, Kowloon	In Progress	-	-	-
20	LDCS 32000/2011	Nos. 10 & 12 Kimberley Street, Tsim Sha Tsui, Kowloon	In Progress	-	-	-
21	LDCS 33000/2011	Nos. 39-45 Western Street and Nos. 92-98 High Street, Sai Ying Pun, Hong Kong	Discontinued [1]	-	-	-
22	LDCS 34000/2011	Arts Mansion, No. 31 Conduit Road, Mid-levels, Hong Kong	Adjourned	-	-	-
23	LDCS 35000/2011	Nos. 82 & 84 Tak Cheong Street, Yau Ma Tei, Kowloon	Discontinued [1]	-	-	-

24	LDCS 36000/2011	Nos. 86 & 88 Tak Cheong Street, Yau Ma Tei, Kowloon	Discontinued [1]	-	-	-
25	LDCS 37000/2011	Nos. 279-279C Prince Edward Road West, Kowloon City, Kowloon	Discontinued [1]	-	-	-
26	LDCS 38000/2011	Nos. 98 & 100 Tak Cheong Street, Yau Ma Tei, Kowloon	Discontinued [1]	-	-	-
27	LDCS 39000/2011	Nos. 2 & 4 Soy Street, Yau Ma Tei, Kowloon	Discontinued [1]	-	-	-
28	LDCS 40000/2011	Nos. 90 & 92 Tak Cheong Street, Yau Ma Tei, Kowloon	Order for Sale granted	August 2012	77	77
29	LDCS 41000/2011	Nos. 94 & 96 Tak Cheong Street, Yau Ma Tei, Kowloon	Order for Sale granted but auction has yet to be held	-	-	-
30	LDCS 42000/2011	No. 20 Caine Road, Hong Kong	In Progress	-	-	-
31	LDCS 43000/2011	Mon Hing Factory Building, No. 97 Belcher's Street and No. 20 Catchick Street, Sai Wan, Hong Kong	Discontinued [1]	-	-	-
32	LDCS 44000/2011	Nos. 23 & 25 Davis Street, Sai Wan, Hong Kong	Withdrawn [2]	-	-	-
33	LDCS 45000/2011	Nos. 27 & 29 Davis Street, Sai Wan, Hong Kong	Withdrawn [2]	-	-	-
34	LDCS 46000/2011	Nos. 7 & 7A-G Victory Avenue, Ho Man Tin, Kowloon	In Progress	-	-	-
35	LDCS 1000/2012	Nos. 17 & 19 Wing Lung Street, Cheung Sha Wan, Kowloon	In Progress	-	-	-

36	LDCS 2000/2012	Nos. 18 & 20 Wan On Street, No. 2 Wan Shun Street and No. 1 Wan King Street, To Kwa Wan, Kowloon	In Progress	-	-	-
37	LDCS 3000/2012	Nos. 3 & 5 Wan King Street, Nos. 4 & 6 Wan Shun Street, To Kwa Wan, Kowloon	Adjourned	-	-	-
38	LDCS 4000/2012	Nos. 7 & 9 Wan King Street, Nos. 8 & 10 Wan Shun Street, To Kwa Wan, Kowloon	In Progress	-	-	-
39	LDCS 5000/2012	Nos. 11 & 13 Wan King Street, Nos. 12 & 14 Wan Shun Street, To Kwa Wan, Kowloon	Order for Sale granted but auction has yet to be held	-	-	-
40	LDCS 6000/2012	Nos. 24 & 26 Nation Street and Nos. 225 & 227 Tsat Tsz Mui Road, Quarry Bay, Hong Kong	In Progress	-	-	-
41	LDCS 7000/2012	Nos. 728 & 730 King's Road and Nos. 23 & 25 Nation Street, Quarry Bay, Hong Kong	In Progress	-	-	-
42	LDCS 8000/2012	Nos. 22, 22A & 24 Ko Shan Road, To Kwa Wan, Kowloon	Discontinued [1]	-	-	-
43	LDCS 9000/2012	Nos. 344 & 346 Lai Chi Kok Road, Sham Shui Po, Kowloon	In Progress	-	-	-
44	LDCS 10000/2012	Nos. 15 & 17 Wan Shun Street, Nos. 16 & 18 Wan Fuk Street, To Kwa Wan, Kowloon	In Progress	-	-	-

45	LDCS 11000/2012	Nos. 19 & 21 Wan Shun Street, Nos. 20 & 22 Wan Fuk Street, To Kwa Wan, Kowloon	In Progress	-	-	-
46	LDCS 12000/2012	Nos. 201 & 203 Tsat Tsz Mui Road, No. 12 Healthy Street East and No. 2 Nation Street; Nos. 4 & 6 Nation Street and Nos. 205 & 207 Tsat Tsz Mui Road, Quarry Bay, Hong Kong	In Progress	-	-	-
47	LDCS 13000/2012	Nos. 8 & 10 Nation Street and Nos. 209 & 211 Tsat Tsz Mui Road, Quarry Bay, Hong Kong	In Progress	-	-	-
48	LDCS 14000/2012	Nos. 12 & 14 Nation Street and Nos. 213 & 215 Tsat Tsz Mui Road, Quarry Bay, Hong Kong	In Progress	-	-	-
49	LDCS 15000/2012	Nos. 724 & 726 King's Road and Nos. 19 & 21 Nation Street, Quarry Bay, Hong Kong	In Progress	-	-	-
50	LDCS 16000/2012	Nos. 16 & 18 Nation Street and Nos. 217 & 219 Tsat Tsz Mui Road, Quarry Bay, Hong Kong	In Progress	-	-	-
51	LDCS 17000/2012	Nos. 20 & 22 Nation Street and Nos. 221 & 223 Tsat Tsz Mui Road, Quarry Bay, Hong Kong	Discontinued [1]	-	-	-
52	LDCS 18000/2012	Nos. 166 & 168 Pau Chung Street, Kowloon City, Kowloon	In Progress	-	-	-

53	LDCS 19000/2012	Nos. 58 & 60 Ma Tau Kok Road, Kowloon City, Kowloon	In Progress	-	-	-
54	LDCS 20000/2012	Nos. 704 & 706 King's Road, No. 14 Healthy Street East and No. 1 Nation Street; Nos. 708 & 710 King's Road and Nos. 3 & 5 Nation Street, Quarry Bay, Hong Kong	In Progress	-	-	
55	LDCS 21000/2012	Nos. 720 & 722 King's Road and Nos. 15 & 17 Nation Street, Quarry Bay, Hong Kong	In Progress	-	-	
56	LDCS 22000/2012	Nos. 1-11 Lai Yin Street and Nos. 2-12 Jones Steet, Tai Hang, Hong Kong	In Progress	-	-	
57	LDCS 23000/2012	Nos. 58 & 60 Shanghai Street, Jordan, Kowloon	In Progress	-	-	-
58	LDCS 24000/2012	Nos. 16 & 18 Lok Kwan Street, Tai Kok Tsui, Kowloon	In Progress	-	-	-
59	LDCS 25000/2012	Nos. 140 & 142 Camp Street, Sham Shui Po, Kowloon	Discontinued [1]	-	-	-

Note 1 : Cases discontinued through joint application to the Lands Tribunal by both the applicant (majority owners) and the respondent (minority owners).

Note 2 : Cases withdrawn through application to the Lands Tribunal by the applicant (majority owners).

(ii) Information on the 33 compulsory sale applications filed with the Lands Tribunal in 2012-13 (up till end January 2013)

	Lands Tribunal Case Number	Case Status	Location
1	LDCS 26000/2012	Discontinued[1]	Nos. 8-10 and 8A-10A, Ka Shin Street, Tai Kok Tsui, Kowloon

2	LDCS 27000/2012	In Progress	Nos. 12-14 and 12A-14A, Ka Shin Street, Tai Kok Tsui, Kowloon
3	LDCS 28000/2012	In Progress	Nos. 16-18 and 16A-18A, Ka Shin Street, Tai Kok Tsui, Kowloon
4	LDCS 29000/2012	Discontinued[1]	Nos. 20-22 and 20A-22A, Ka Shin Street, Tai Kok Tsui, Kowloon
5	LDCS 30000/2012	Discontinued[1]	Nos. 24-26 and 24A-26A, Ka Shin Street, Tai Kok Tsui, Kowloon
6	LDCS 31000/2012	In Progress	Nos. 28-30 and 28A-30A, Ka Shin Street, Tai Kok Tsui, Kowloon
7	LDCS 32000/2012	In Progress	Nos. 15 & 17 Wan King Street and Nos. 16 & 18 Wan Shun Street, To Kwa Wan, Kowloon
8	LDCS 33000/2012	In Progress	Nos. 19 & 21 Wan King Street and Nos. 20 & 22 Wan Shun Street, To Kwa Wan, Kowloon
9	LDCS 34000/2012	In Progress	No. 23 Wan King Street, Nos. 24 & 26 Wan Shun Street, To Kwa Wan, Kowloon
10	LDCS 35000/2012	In Progress	Nos. 22 & 24 Wan On Street, No. 1 Wan Shun Street and No. 2 Wan Fuk Street, To Kwa Wan, Kowloon
11	LDCS 36000/2012	In Progress	No. 3 Wan Shun Street, No. 4 Wan Fuk Street, No. 5 Wan Shun Street and No. 6 Wan Fuk Street, To Kwa Wan, Kowloon
12	LDCS 37000/2012	In Progress	Nos. 7 & 9 Wan Shun Street and Nos. 8 & 10 Wan Fuk Street, To Kwa Wan, Kowloon
13	LDCS 38000/2012	In Progress	Nos. 11 & 13 Wan Shun Street and Nos. 12 & 14 Wan Fuk Street, To Kwa Wan, Kowloon
14	LDCS 39000/2012	In Progress	Nos. 23, 25 & 27 Wan Shun Street and Nos. 24 & 26 Wan Fuk Street, To Kwa Wan, Kowloon
15	LDCS 40000/2012	In Progress	Golden Horse Mansion, Nos. 21-39 Mansion Street, Quarry Bay, Hong Kong

16	LDCS 41000/2012	In Progress	Blocks A and B of Grand Court, No. 18 Caine Road, Hong Kong
17	LDCS 42000/2012	In Progress	Nos. 10-12A, La Salle Road, Kowloon
18	LDCS 43000/2012	Discontinued[1]	Nos. 5, 5A and 6 Hing Hon Road, Sai Wan, Hong Kong
19	LDCS 44000/2012	In Progress	No. 7 Wing Hing Street, North Point, Hong Kong
20	LDCS 45000/2012	In Progress	No. 9 Tang Fung Street, Tin Wan, Hong Kong
21	LDCS 46000/2012	In Progress	Nos. 28 & 30 Aberdeen Street, Central, Hong Kong
22	LDCS 47000/2012	In Progress	Hillwood Apartments, Nos. 38 - 40A Hillwood Road, Tsimshatsui, Kowloon
23	LDCS 48000/2012	In Progress	Nos. 307-311 Des Voeux Road West, Sai Ying Pun, Hong Kong
24	LDCS 49000/2012	In Progress	Nos. 79-81 Fuk Lo Tsun Road, Kowloon City, Kowloon
25	LDCS 50000/2012	In Progress	Man On Building, Nos. 19-21 Shing On Street and No. 15 Tai Shek Street, Sai Wan Ho, Hong Kong
26	LDCS 51000/2012	In Progress	Shau Kei Wan Mansion, Nos. 1-3 Church Lane, Nos. 4-8 Church Street and Nos. 27-31 Factory Street, Shau Kei Wan, Hong Kong
27	LDCS 52000/2012	In Progress	Nos. 14 & 16 Inverness Road, Kowloon Tong, Kowloon
28	LDCS 53000/2012	In Progress	Nos. 18 - 20 Ko Shan Road, To Kwa Wan, Kowloon
29	LDCS 54000/2012	In Progress	Nos. 301, 301A-C Prince Edward Road West, Kowloon
30	LDCS 55000/2012	In Progress	Dah Way Industrial Building, No. 86 Hung To Road, Kwun Tong, Kowloon
31	LDCS 56000/2012	In Progress	No. 15 Matheson Street, Causeway Bay, Hong Kong
32	LDCS 57000/2012	In Progress	Nos. 999 - 1021 King's Road, Quarry Bay, Hong Kong

33	LDCS 1000/2013	In Progress	Nos. 53-55A Kwun Tong Road, Kowloon

Note 1 : Cases discontinued through joint application to the Lands Tribunal by both the applicant (majority owners) and the respondent (minority owners).

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)216

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4847

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What are the work schedule, details and expenditure involved in respect of the conversion of Murray Building to hotel use?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Murray Building site has been included in the 2013-14 Land Sale Programme and has been scheduled for tendering in the first quarter of 2013-14. A set of development requirements to preserve the architectural merits of Murray Building has been developed. Detailed conservation requirements will be set out in the land tender conditions. The work in relation to the disposal of the Murray Building site for hotel use is absorbed within the existing resources of the Development Bureau and the government departments concerned as a part of the overall duties of the staff concerned. We have no breakdown on the expenditure involved solely for the work.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)217

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4848

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What are the statutory and administrative procedures for the establishment of the Harbourfront Authority? Please provide details about the work schedule, consultation and related expenditure. And when will the Government expect the Harbourfront Authority to be established formally?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Development Bureau will collaborate with the Harbourfront Commission in consulting the public on the proposed establishment of a dedicated statutory Harbourfront Authority to press ahead with harbourfront development in a holistic manner with an innovative mindset and a more flexible management approach. The plan is to initiate the public engagement exercise in 2013. The detailed arrangements are being worked out with the Commission. If the proposal is supported by the public, we will take forward the legislative work and provide the necessary financial support. The work is being done by the Harbour Unit under the Planning and Lands Branch using existing resources.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)218

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4849

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. What is the number of cases in which people were convicted of unlawful occupation of government land under the Land (Miscellaneous Provisions) Ordinance in each of the past two years (i.e. 2011-12 and 2012-13)? Among them, what is the most severe penalty imposed?

2. The Bureau has indicated that it will examine revising the Land (Miscellaneous Provisions) Ordinance in 2013-14, with a view to increasing the penalties against unlawful occupation of government land. Will the Government conduct public consultation on this? When will the Bill be expected to be tabled at the Legislative Council for scrutiny?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

In the past two calendar years of 2011 and 2012, there were two and 19 convicted cases respectively for the offence under section 6(4) of the Land (Miscellaneous Provisions) Ordinance (the Ordinance) (Cap. 28) of unlawful occupation of unleased land. Two of them were convicted with the highest penalty of $10,000.

The Development Bureau and the Lands Department are reviewing the provisions in relation to unlawful occupation of unleased land in the Ordinance, with a view to formulating legislative amendment proposals to increase the deterrent effect against the relevant offences. These include examining the possible introduction of a system of daily

fines, taking into account the views of the Audit Commission and the Public Accounts Committee of the Legislative Council (LegCo). We aim to formulate proposals for legislative amendments and consult the Panel on Development of the LegCo as soon as possible.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)219

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5334

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Chief Executive indicated in his Policy Address delivered in January 2013 that 14 authorities, committees and working groups will be/are proposed to be set up, and the Financial Secretary indicated in his Budget Speech that he would provide the financial resources required for these initiatives. What are the work plans of the Harbourfront Authority and the Steering Committee on Land Supply and the estimated expenditure involved in 2013-14? Please provide a breakdown by the respective authority or committee.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

In 2013-14, the Steering Committee on Land Supply will coordinate the overall plans for development and supply of land in Hong Kong for different types of land uses. Specifically, it will review existing land uses, explore new land resources, coordinate the work of the relevant bureaux and departments, and resolve issues relating to housing sites so as to speed up land supply. The work arising from the Steering Committee is carried out by the relevant bureaux and departments using their allocated resources.

As for the proposed Harbourfront Authority, the Development Bureau will collaborate with the Harbourfront Commission in consulting the public on the proposed establishment of a dedicated statutory Harbourfront Authority to press ahead with harbourfront development in a holistic manner with an innovative mindset and a more flexible management approach. The plan is to initiate the public engagement exercise in 2013. If the proposal is supported by the public, we will take forward the legislative work and provide the necessary financial support. The work is being done by the Harbour Unit under the Planning and Lands Branch using existing resources.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)220

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5192

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please provide details about the existing land planning procedures involved in the construction of private housing in Hong Kong. Please indicate in a list the average time required to go through the procedures from planning, land resumption, land sale or triggering of sites, construction of buildings to completion of flats (or other procedures) for private housing completed in the past five years (i.e. from 2008-09 to 2012-13).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

A private residential development project may require approval under the planning and/or land administration control mechanism(s) depending on its circumstances.

If the site at which the private residential development project will be built falls within a zone on an outline zoning plan (OZP) in which "flat"/"house" is a "Column 2" use, the project proponent has to apply to the Town Planning Board (TPB) for permission. The TPB will publish the application for public comments and consider the application within two months from receipt of the application. If the site at which the private residential development project will be built falls within a zone on an OZP in which "flat"/"house" is not a permitted use, the project proponent has to apply to the TPB for rezoning the site. The TPB will publish the application for public comments and consider the application within three months from receipt of the application. The timetables are stipulated in the Town Planning Ordinance.

Where the landowner wishes to use or develop the lot differently from that permitted under the existing lease, he has to apply for the changes by way of a lease modification (including land exchange) as appropriate. The time to be taken varies from case to case.

Resumption of private land by the Government is relevant to public projects (which include public rental housing and home ownership scheme) only but not private residential projects.

For sites in the Land Sale Programme that the Government initiated for sale in the period between 2010-11 and 2012-13, the average time from the date of announcement of the land sale to the auction date or tender closing date was about six weeks and nine weeks respectively (there was no Government-initiated sale between 2008-09 and 2009-10).

For sites triggered for sale under the Application Mechanisms which is now abolished, Lands Department would advise the applicant within two weeks from receipt of the application on whether or not the minimum price submitted by the applicant was acceptable.

Lands Department would announce the land sale on the day on which the applicant was informed of the success trigger. For the sites that were successfully triggered for sale in the period from 2008-09 to 2012-13, the average time from the date of announcement of the successful trigger and the auction date or tender closing date was about six weeks and seven weeks respectively.

The Government has not kept statistics on the average time taken for going through the abovementioned mechanisms for private residential development projects in the past five years.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)221

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5193

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please explain in detail the land planning procedures for public housing developments in Hong Kong, and list the average time required for each of the procedures involved (from planning, land resumption, land allocation, construction to flat completion (or others, if any)) in the public housing developments completed in the past five years (i.e. from 2008-09 to 2012-13).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

If a site has to be rezoned for use as public housing, the usual statutory plan-making procedures as stipulated under the Town Planning Ordinance (TPO) have to be followed. Amendment to an outline zoning plan (OZP) for rezoning a site for public housing development has to be exhibited under section 5 or 7 of TPO for housing use, including public inspection. Any person may make representation to the amendment within the two-month plan exhibition period. The representations received will then be exhibited for public comments for three weeks. The Town Planning Board will hold a hearing to consider the representations and comments received. Upon completion of the representation hearing process, the OZP together with the representations and comments received will be submitted to the Chief Executive in Council (CE in C) for consideration. The above plan-making process (i.e. from the end of plan exhibition period to the submission of OZP to CE in C for approval) is subject to a statutory time limit of nine months.

In general, the Government will invoke land resumption procedures for private land required for implementation of public housing projects in accordance with the relevant ordinances. The processing time required will depend on the scale and complexity of the projects.

The Government has an established mechanism for allocating suitable sites for public housing. These selected sites will not be included in the Government's Land Sale Programme.

Of the public housing developments completed in the past five years (i.e. from 2008-09 to 2012-13), most of them, after completion of all necessary site formation and infrastructure works, processes required for land allocation to the Housing Authority, and other preparatory works relating to the project, took about one year to complete the foundation works and about two and a half to three years to complete the superstructure works, subject to the number of floors of the developments.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	16.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)222

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5329

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the three-stage consultation on the North East New Territories New Development Areas, please list details about the consultation procedures, channels and means in each of the stage, and the expenditure on consultation in each of the stage. During the stage 3 consultation, TV and Radio APIs were produced by the Administration. Please list the time slots the APIs started and stopped to be broadcast by TV and radio stations, the number of times the APIs were broadcast by TV and radio stations, the production cost, and the overall expenditure.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The North East New Territories New Development Areas (NENT NDAs) Planning and Engineering Study (the Study) commissioned by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) commenced in June 2008. The Study has adopted a three-stage public engagement (PE) programme to facilitate public discussion and consensus building. The Stage 1 PE exercise was conducted from November 2008 to February 2009 to solicit public views on the vision and aspirations for the NENT NDAs. The Stage 2 PE exercise was conducted from November 2009 to January 2010 to consult the public on the Preliminary Outline Development Plans for the NENT NDAs. The Stage 3 PE exercise was conducted from June to September 2012 to gauge public views on the Recommended Outline Development Plans for the NENT NDAs.

In each stage of the PE programme, we endeavoured to reach out to the stakeholders concerned and used multiple channels to disseminate information about the studies and to collect their views and comments. The PE programme was funded by the resources earmarked for the studies and absorbed by the existing resources of the Development Bureau and the two departments. The expenditures for the three PE stages are about $0.73 million, $0.77 million and $4.74 million respectively.

As part of the PE programme, the Legislative Council Panel on Development, Town Planning Board, Advisory Council on the Environment, Land Development Advisory Committee, District Councils, Rural Committees, professional institutions, concern groups and other stakeholders were consulted. Workshops, public forums and public meetings were also held.

The PE programme and related materials were publicised through various channels including newspapers, television, radio, letters to stakeholders and relevant parties, and posters to invite comments. Roving exhibitions introducing the planning and development proposals were staged. The background information, consultation documents, video and executive summary of technical documents of the project have also been uploaded onto the dedicated website of the Study for public viewing.

In addition, two TV and Radio APIs were launched from October to December 2012 to raise the awareness of the public that the NENT NDAs are planned as new towns to meet Hong Kong's housing and other development needs, and to provide the public with a better understanding of the planning concept and purpose of the NENT NDAs. The production cost of the two APIs is about $0.99 million. The total numbers of times the two APIs were broadcast on TV and radio were 4 335 and 1 182 respectively.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)223

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4063

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

(1) The Development Bureau (DEVB) has been active in taking forward urban renewal in recent years. How will residents affected by redevelopment be assisted by the DEVB? Please provide the figures in table form as follows -

	2008	2009	2010	2011	2012
Total number of private residential buildings (4 storeys or above) in Hong Kong					
Total number of residential buildings (4 storeys or above) aged 30 years or above in Hong Kong					
Number of redevelopment projects launched by the Urban Renewal Authority (URA) that year					
Number of domestic owners affected by the above projects					
Number of tenants affected by the above projects					
Amount of expenditure of the URA/ Urban Renewal Trust Fund on the provision of the urban renewal social service teams that year					
Number of staff of the urban renewal social service teams that year					

(2) Please provide information on the number of buildings and units involved in compulsory sale applications made under the Land (Compulsory Sale for Redevelopment) Ordinance in the past five years (as at the end of the year) -

	2008	2009	2010	2011	2012
Number of buildings involved					
Number of units involved					
Number of owners involved					
Number of tenants involved					
Number of owners aged 60 years or above involved					

(3) The Government launched the "Pilot Scheme on Outreach Support Service for Elderly Owners" in early 2011 to provide service for elderly owners aged 60 or above. In this connection, has the Government considered extending the scope of service to all affected owners? If yes, what are the plans? If no, what are the reasons?

Asked by: Hon. CHEUNG Kwok-che

Reply:

(1) Urban renewal in Hong Kong is undertaken by both the public sector and the private sector.

On the public sector front, the Urban Renewal Authority (URA) is tasked under the Urban Renewal Authority Ordinance (Cap 563) to undertake urban renewal to tackle the problem of urban decay and improve the living conditions of the affected building owners and tenants. Regarding the compensation and rehousing arrangements for eligible affected building owners and tenants, URA acts according to its prevailing policy that broadly follows that of the Government as approved by the Legislative Council (LegCo).

Following the promulgation of the new Urban Renewal Strategy (URS) in February 2011, URA has implemented the following new measures to provide further assistance to the affected building owners/tenants -

(i) Flat for Flat (FFF) Scheme: URA now provides an alternative FFF option to affected domestic owner-occupiers in addition to the option of cash compensation

(ii) Special measures to support domestic tenants who are evicted before URA acquires the properties concerned: A cash compensation of three times the rateable value of the subject property is now payable to these "evicted" tenants

(iii) Compassionate approach in assessing the eligibility of landlord owners for ex-gratia payment: URA now adopts a compassionate approach in assessing the eligibility of owners of tenanted domestic units for ex-gratia payment in exceptional circumstances such as in the cases of elderly owners

(iv) Social Service Teams: A dedicated Urban Renewal Trust Fund with an endowment of $500 million from URA has been set up to fund, among other things, the work of the social service teams to support affected building owners and tenants of URA projects

On the private sector redevelopment front, to facilitate the private sector's participation in urban redevelopment, the Development Bureau (DEVB) gazetted in January 2010 the Land (Compulsory Sale for Redevelopment)(Specification of Lower Percentage) Notice (Notice) which specifies the lower compulsory sale threshold of 80% for three classes of lot. The Notice came into operation on 1 April 2010 after scrutiny by LegCo. To enhance the support available to minority owners affected by compulsory sale and in response to the suggestion of LegCo Members, DEVB has launched the "Pilot Mediation Scheme" and the "Pilot Scheme on Outreach Support Service for Elderly Owners" since January 2011.

The "Pilot Mediation Scheme" aims to facilitate the parties involved in or contemplating compulsory sale applications under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) in undertaking mediation on a voluntary basis. All mediators listed under the scheme are qualified mediators who are familiar with Cap 545. The scheme provides mediation venue support to the participating owners. Financial assistance is also available to eligible elderly owners for paying their share of the mediator fees under the "Pilot Mediation Scheme".

The "Pilot Scheme on Outreach Support Service for Elderly Owners" aims to provide the elderly owners in old buildings with information and other support services in relation to compulsory sale. The social workers of the scheme will proactively approach elderly minority owners to offer assistance. They will explain to the elderly owners the general practice of property acquisition and the process of compulsory sale under Cap 545. In order to provide tailor-made outreach support services to them, the social workers will also follow up with elderly owners who need further assistance.

To further step up public education and publicity, in January 2011, DEVB launched a public education video on compulsory sale and has since organised four public talks to introduce Cap 545 and the two pilot schemes to the public. The Hong Kong Institute of Surveyors, the Hong Kong Police Force and URA also joined the service providers of the two pilot schemes at these public talks to answer questions that the participants might have on compulsory sale, crime prevention in buildings affected by property acquisition as well as URA's facilitation scheme.

The statistical information requested is set out below -

	2008	2009	2010	2011	2012
Total number of private residential buildings (4 storeys or above) in Hong Kong	19 383	19 459	19 564	19 701	19 673
Total number of residential buildings (4 storeys or above) aged 30 years or above in Hong Kong	9 802	10 161	10 473	10 839	10 962
Number of redevelopment projects launched by URA that year	2	3	2	2	6
Number of domestic owners affected by the above projects	37	231	122	240	268
Number of tenants affected by the above projects	71	319	224	463	283
Amount of expenditure of URA/Urban Renewal Trust Fund on the provision of the urban renewal social service teams that year	$3.817 million	$4.962 million	$5.47 million	$4.649 million (Note)	7.263 million
Number of staff of the urban renewal social service teams that year	15	17	18	18	19

Note : The Urban Renewal Fund Limited (URFL) was set up in August 2011 to act as the trustee for the $500 million Urban Renewal Trust Fund and to perform all such activities that will achieve the objectives of the Trust Fund. The URFL has taken over from URA the funding responsibility for the social service teams since end 2011.

(2) Over the past five years, we have been monitoring the effectiveness of Cap 545 in facilitating private sector participation in redevelopment through analysing the statistics on the number of compulsory sale applications filed with the Lands Tribunal, the number of compulsory sale orders granted and the auction results. In line with our commitment to LegCo in 2010 during the scrutiny of the Notice, we have launched the two pilot schemes to provide support to minority owners as mentioned in Part (1) of this reply. We have also been monitoring the effectiveness of both pilot schemes.

The two pilot schemes have been making good progress.

Since the launch of the "Pilot Mediation Scheme" on 27 January 2011 and up till end January 2013, 172 enquiries were handled and 42 requests for mediation were received under the Pilot Mediation Scheme. In early March 2013, we have commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of the Pilot Mediation Scheme. The scope of the review covers the adequacy of the current areas of service under the Scheme, its effectiveness, the factors pertinent to its level of success and recommendations on the way forward. The consultancy review will be completed in the third quarter of 2013.

For the same period, the "Pilot Scheme on Outreach Support Service for Elderly Owners" handled a total of 137 cases of request for assistance from elderly owners, and provided information service and support to the elderly owners involved. The social workers of the scheme also paid 1 989 home visits, 652 building visits covering 11 051 buildings (at which the social workers of the scheme would distribute information leaflets door-to-door to the elderly owners) and conducted 83 public talks on Cap 545 at elderly centres in various districts. In 2012-13, given the popularity of the outreach service and the strong demand for assistance from elderly minority owners, we expanded the outreach service from one service team covering the whole territory to two teams, with one covering Hong Kong Island and the other covering Kowloon and the New Territories. We reviewed the progress of the scheme in late 2012. In view of the continued service demand, we have decided to roll over the scheme for another 24 months. We will conduct a comprehensive review of the scheme in 2014-15 before deciding on the future of the outreach scheme.

Appended below are five-year statistics on the number of compulsory sale applications filed with the Lands Tribunal, the number of lots involved, the number of compulsory sale orders granted and the number of auctions successfully held:

	2008	**2009**	**2010**	**2011**	**2012**
Number of compulsory sale applications filed	10	8	21	46	57
Number of lots involved	17	23	60	88	91
Number of compulsory sale orders granted	5	5	6	9	6
Number of auctions successfully held	4	5	3	6	9

We have been relying on the trend statistics of the number of compulsory sale applications to gear up the outreach service we are providing under the "Pilot Scheme on Outreach Support Service for Elderly Owners". This monitoring arrangement has worked well. We have not therefore separately kept information on the number of buildings, the number of units, the number of building owners and tenants involved in these compulsory sale applications for similar monitoring purpose.

(3) As mentioned in Part (2) of this reply, we have expanded the "Pilot Scheme on Outreach Support Service for Elderly Owners" from one service team to two since 2012-13. We have set out in the contract since 2012-13 the requirement that, while the service provider should continue to target elderly owners aged 60 years or above, information and support service should also be provided to the immediate family members of these elderly owners as necessary. We have no plans to further expand the scope of the existing support service for the time being, pending the comprehensive review to be conducted in 2014-15.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)224

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3492

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please tabulate the sites for commercial use and their dates available for sale in the Land Sale Programme in 2012-13, and provide information on the total area of such sites in urban areas and the New Territories respectively, the number of such sites which were successfully triggered for sale or sold and the total area involved as well as the average price per square foot. Besides, please advise on the estimated number of commercial sites available for sale in 2013-14 and their total area.

Asked by: Hon. CHEUNG Yu-yan, Tommy

Reply:

Information on the commercial sites in the 2012-13 Land Sale Programme is tabulated below:

	Lot	**Location**	**Site Area**	**Estimated Earliest Available Date (as at February 2012)**	**Remark**
Urban Area					
1.	IL 8947	123 Gloucester Road and 219-227 Lockhard Road, former Wan Chai Police Station cum Wan Chai Police Married Quarters	0.3950 ha	March 2013	Available for sale subject to the completion of judicial reviews

					relating to the relevant Outline Zoning Plan
2.	KIL 11235	Junction of Argyle Street and Canton Road, Kowloon (ex-Mong Kok Market site)	0.1240 ha	March 2013	Available for sale subject to the completion of judicial reviews relating to the relevant Outline Zoning Plan
New Territories					
3.	STTL 482	Site 11, Area 77, Ma On Shan, Sha Tin	0.5090 ha	Available	
4.	TCTL 11	Area 3A, Tung Chung, Lantau Isalnd	1.0026 ha	Available	Sale initiated by Government, and sold in March 2013. The average price per square foot of gross floor area is $4,314.
		Total :	**2.0306 ha**		

The Government also sold in November 2012 a business site in Kowloon Bay not originally included in the 2012-13 Land Sale Programme (New Kowloon Inland Lot No. 6311 at the junction of Sheung Yuet Road, Wang Tai Road and Wang Yuen Street, Kowloon Bay, Kowloon). The site has an area of 0.2579 hectare and the average price per square foot of gross floor area is $5,458.

There are nine commercial/business sites in the 2013-14 Land Sale Programme. Their total site area is about 3.42 hectares.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)225

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4970

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the "Tung Chung New Town Development Extension" Study, please advise on the following -

a. What is the expenditure for the "Tung Chung New Town Development Extension" Study in the past three years (i.e. 2010-11, 2011-12 and 2012-13)? What is the amount of expenses incurred for consultation? What is the number of consultation conducted? Please provide information according to the table below -

Year	Expenditure for the Study	Number of consultation	Consultation expenses

b. What is the estimated expenditure for the "Tung Chung New Town Development Extension" Study this year (i.e. 2013-14)? Has funding been earmarked for consultation this year (i.e. 2013-14)? What is the estimated expenditure? Please provide information according to the table below -

Study area	Expenditure for the Study	Estimated number of consultation	Consultation expenses

c. What is the distribution of the estimated expenditure for the "Tung Chung New Town Development Extension" Study this year (i.e. 2013-14)?

d. What is the estimated expenditure for employment of consultants in conducting the "Tung Chung New Town Development Extension" Study this year? Please provide information according to the table below -

Year	Company name	Consultancy fee
2013-14 (Estimate)		

e. What is the expenditure for employment of consultants in conducting the "Tung Chung New Town Development Extension" Study in the past three years (i.e. 2010-11, 2011-12 and 2012-13)? Please provide information according to the table below -

Year	Company Name	Consultancy fee

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

(a) The expenditure for the "Tung Chung New Town Development Extension" Study in the past three years is set out in the table below –

Year	**Expenditure for the Study ($ million)** (see Note 1 below)	**Number of consultation**	**Consultation expenses ($ million)**
2010-11	0	0	0
2011-12	1.0	14	0.1
2012-13	6.5	16	0.9

Note 1: This covers consultancy fee, consultation expenses and cost of site investigation work.

(b) The estimated expenditure for the "Tung Chung New Town Development Extension" Study this year is set out in the table below -

Study area	**Estimated Expenditure for the Study ($ million)** (see Note 1 above)	**Estimated number of consultation**	**Estimated consultation expenses ($ million)**
Tung Chung	14.70	See Note 2 below	1.2

Note 2: Stage 1 public engagement (PE) for the Study was completed in August 2012. Stage 2 PE is planned to commence in 2013 - 14.

(c) The distribution of the estimated expenditure for the "Tung Chung New Town Development Extension" Study in 2013-14 is set out as follows:

- Consultancy fee (excluding consultation expenses): $10.2 million
- Consultation expenses: $1.2 million
- Cost of site investigation work: $ 3.3 million

(d) The estimated expenditure for employment of consultants in conducting the "Tung Chung New Town Development Extension" Study in 2013-14 is set out in the table below -

Year	**Company name**	**Estimated consultancy fee ($ million)** (see Note 3 below)
2013-14	Ove Arup & Partners Hong Kong Limited	10.2

Note 3: This does not include consultation expenses and cost of site investigation work.

(e) The expenditure for employment of consultants in conducting the "Tung Chung New Town Development Extension" Study in the past three years is set out in the table below -

Year	**Company Name**	**Consultancy fee ($ million)** (see Note 3 above)
2010-11	N.A.	0
2011-12	Ove Arup & Partners Hong Kong Limited	0.9
2012-13	Ove Arup & Partners Hong Kong Limited	5.6

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)226

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3688

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the consultancy studies (if any) commissioned by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies, please provide related information according to the following format -

(a) Using the table below, please provide information on studies on public policy and strategic public policy for which funds had been allocated between 2011-12 and 2012-13 –

Name of consultants	Ways to award (open auction/ tender/ others (please specify)	Title, content and objectives of project	Consultancy fees ($)	Start 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 completed, have they been made public? If yes, through what channels? If no, why?

(b) Are there any projects for which funds have been reserved for conducting consultancy studies in 2013-14? If yes, please provide the following information -

Name of consultants	Ways to award (open auction/ tender/ others (please specify)	Title, content and objectives of project	Consultancy fees ($)	Start 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)	For the projects that are expected to be completed in 2013-14, is there any plan to make them public? If yes, through what channels? If no, why?

(c) What are the criteria for considering the award of the consultancy projects to the research institutions concerned.

Asked by: Hon. HO Sau-lan, Cyd

Reply:

The consultancy studies commissioned by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies are as follows -

(a) Information on studies on public policy and strategic public policy for which funds had been allocated between 2011-2012 and 2012-2013 is given in the table below –

Name of consultants	**Ways to award (open auction/ tender/ others (please specify)**	**Title, content and objectives of project**	**Consultancy fees ($)**	**Start 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 completed, have they been made public? If yes, through what channels? If no, why?**
GHK (Hong Kong) Ltd.	Tender	Business Viability Study for Development of Site 4 and possibly Site 7 in the New Central Harbourfront	2011-12 1,352,960 2012-13 71,210	January 2011	Completed	Findings of the study were presented and discussed at the Harbourfront Commission (HC) and its respective Task Force for deliberation on the way forward for the development of Site 4 and Site 7.	The final report has been uploaded onto the websites of Development Bureau (DEVB) and HC.

		The study is for determining the business viability and recommending a public-private collaboration model for development of Site 4 and possibly Site 7 in the New Central Harbourfront.					
Versitech Limited, Hong Kong University	Tender	Consultancy Review on the Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) The study is for a comprehensive review of the Pilot Mediation Scheme.	2012-13 180,000	March 2013	In progress	DEVB will examine the study report upon submission by the consultant later in 2013.	Upon completion of the study, the findings will be published on the website of DEVB.
Chinese University of Hong Kong	Tender	Urban Climatic Map and Standards for Wind Environment – Feasibility Study	2011-12 523,030 2012-13 2,634,510	July 2006	Completed	Based on the recommendations of the study, the Technical Circular on AVA is being refined. A new chapter under the Hong Kong Planning Standards	The final report and executive summary of the study will be uploaded onto Planning Department's website.

		The study is for formulating urban climatic map and refining the Air Ventilation Assessment (AVA) System for Hong Kong, with the aims to provide a more scientific and objective basis for identifying urban climatic issues to guide planning and design and to assess the impacts of major development proposals on the local wind environment.				and Guidelines on urban climate and air ventilation will be issued.	
Ove Arup & Partners Hong Kong Ltd	Tender	Consultancy Study on Fire Engineering Approach and Fire Safety in Buildings The study is for reviewing the code of practice (CoP) for fire safety in buildings and renovation works.	2011-12 523,000 2012-13 1,045,000	February 2002	Completed	The Buildings Department (BD) had published the new CoP for Fire Safety in Buildings in 2011 and promulgated some revisions to the CoP after further consultation with the industry in 2012.	The BD had promulgated the new CoP to authorised persons, registered structural engineers and registered geotechnical engineers, post it on the BD's website and will make it available for public sale at government bookstores.
Ove Arup & Partners Hong Kong Ltd	Tender	Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004	2012-13 2,364,000	May 2012	In progress	The consultant had completed its review on the contemporary international standards and submitted the study report and draft CoP.	Not applicable

		The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data.					
AECOM Asia Company Ltd	Tender	Consultancy Study on the Structural Use of Glass The study is for developing a set of material, design, construction and quality assurance standards for the structural use of glass in buildings.	2012-13 320,000	October 2012	In progress	The consultant had submitted its study report.	Not applicable

(b) Funds have been included in the 2013-2014 estimates for the following consultancy studies -

Name of consultants	Ways to award (open auction/ tender/ others (please specify)	Title, content and objectives of project	Consultancy fees ($)	Start 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)	For the projects that are expected to be completed in 2013-14, is there any plan to make them public? If yes, through what channels? If no, why?

Versitech Limited, Hong Kong University	Tender	Consultancy Review on the Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) The study is for a comprehensive review of the Pilot Mediation Scheme.	720,000	March 2013	In progress	DEVB will examine the study report upon submission by the consultant later in 2013.	Upon completion of the study, the findings will be published on the DEVB's website.
Ronald Lu & Partners (Hong Kong)Ltd	Tender	Consultancy Study on Design and Construction Requirements for Residential Buildings for Energy Efficiency The study is for developing a set of design and construction requirements for improving energy efficiency in residential buildings.	136,000	August 2010	In progress	The BD will implement the design and construction requirements for improving energy efficiency in residential buildings developed by the consultancy study upon completion of the consultation with stakeholders.	The BD will promulgate the design and construction requirements for improving energy efficiency in residential buildings through practice notes to authorised persons, registered structural engineers and registered geotechnical engineers, and post them on the BD's website.

Ove Arup & Partners Hong Kong Ltd	Tender	Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004 The study is for reviewing the existing CoP in to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data.	1,720,000	May 2012	In progress	The BD will conduct consultation with the stakeholders on the revised CoP in the 4th quarter of 2013.	The BD will promulgate the revised CoP to authorised persons, registered structural engineers and registered geotechnical engineers, post it on the BD's website and make it available for public sale at government bookstores.
AECOM Asia Company Ltd	Tender	Consultancy Study on the Structural Use of Glass The study is for developing a set of material, design, construction and quality assurance standards for the structural use of glass in buildings.	881,000	October 2012	In progress	The BD will conduct consultation with the stakeholders on the new CoP for the Structural Use of Glass.	The BD will promulgate the new CoP to authorised persons, registered structural engineers and registered geotechnical engineers, post it on the BD's website and make it available for public sale at government bookstores.

(Not yet selected)	Tender	Consultancy Study on a Comprehensive Review of the Building (Planning) Regulations The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.	600,000	Tentatively in the third quarter of 2013	In progress	Not applicable	Not applicable

(c) The criteria for considering the award of consultancy studies mainly include: (i) background and experience of the consultant; (ii) methodology and work programme; (iii) composition and staffing of the consulting team; and (iv) past performance and fee.

Signature	
Name in block letters	Thomas Chow
Post Title	Permanent Secretary for Development (Planning and Lands)
Date	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)227

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3705

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In regard to the growing co-operation between Hong Kong and the Mainland in recent years, please provide relevant information on Hong Kong/Mainland cross-boundary projects or programmes in which the Development Bureau (Planning and Lands Branch) has been involved.

(a) For Hong Kong/Mainland cross-boundary projects or programmes, please provide information over the past two years (2011-12 and 2012-13) as per following table -

Project / Programme	Details, objective and whether it is related to the expenditure involved in the Framework Agreement on Hong Kong /Guangdong Co-operation (the Framework Agreement)	Mainland department/ organisation involved	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Details of the legislative amendments or policy changes involved in the project/ programme

(b) For Hong Kong/Mainland cross-boundary projects or programmes of this year (2013-14), please provide information as per following table -

Project / Programme	Details, objective and whether it is related to the expenditure involved in the Framework Agreement	Mainland department/ organisation involved	Progress (% completed, commencement date, target completion date)	Will the details, objectives, amount involved or impact on the public, society, culture and ecology be released to the public? If so, through which channels and what will be the manpower and expenditure involved? If not, what are the reasons?	Details of the legislative amendments or policy changes involved in the project/ programme

(c) Apart from the projects or programmes listed above, are there any other modes of Hong Kong/Mainland cross-boundary co-operation? If so, what are they? What were the manpower and expenditure involved over the past three years (from 2010-11 to 2012-13)? How much financial and manpower resources have been earmarked in this year's Estimate?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

(a) For Hong Kong/Mainland cross-boundary projects or programmes in 2011-12 and 2012-13:

Project / Programme	**Details, objective and whether it is related to the expenditure involved in the Framework Agreement on Hong Kong /Guangdong Co-operation (the Framework Agreement)**	**Mainland department/ organisation involved**	**Progress (% completed, commencement date, target completion date)**	**Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?**	**Details of the legislative amendments or policy changes involved in the project/ programme**

Study on the Action Plan for the Bay Area of the Pearl River Estuary	It is a regional planning study which provides a common platform for HK, Guangdong (GD) and Macao to discuss and share experiences on planning projects. It focuses on planning concepts to enhance the livability of the Bay Area. It is one of the regional cooperation projects in the "Framework Agreement". Expenditure involved : <u>2011-12</u> $1.9 million <u>2012-13</u> $0.051 million	Department of Housing and Urban-Rural Development of GD Province	The Study commenced in April 2010 and is expected to be completed within 2013.	Public consultation on the preliminary findings of the Study was undertaken from January to April 2011. A press release was issued, and a dedicated study website was launched. A Public Consultation Digest to facilitate understanding of the preliminary findings of the Study and collection of public views was published. Three public forums were held. Briefings for the Legislative Council Panel on Development, professional institutes and individual organizations were also held. The expenses and manpower involved were covered by the study fee and absorbed by existing staff respectively.	The Study will not involve changes in legislation or policies.
Planning and Engineering Study on Development of Lok Ma Chau Loop	It is a joint study between HK and Shenzhen (SZ) governments. The objective is to formulate a comprehensive plan for the development of Lok Ma Chau Loop with a view to developing it as a sustainable knowledge and technology exchange zone on the basis of mutual benefit to both sides.	Urban Planning, Land and Resources Commission of SZ Municipality	The Study commenced in June 2009 and is expected to be completed in 2013.	The Stage 2 public engagement (PE) of the Study was conducted from May to July 2012 to collect public views on the Recommended Outline Development Plan for the Loop and the development proposals for the adjacent areas. PE activities including roving exhibitions, consultation with relevant stakeholders such as the Legislative	The Study will not involve changes in legislation or policies.

	It is one of the cooperation areas in the "Framework Agreement". Expenditure involved : 2011-12 $6.59 million 2012-13 $7.1 million			Council Panel on Development, Town Planning Board, concerned District Councils and Rural Committees, locals and green groups were held. Relevant information including the PE digest and findings of technical assessments were uploaded onto the study website. The expenses and manpower involved were covered by the study fee and absorbed by existing staff respectively.	

(b) For Hong Kong/Mainland cross-boundary projects or programmes in 2013-14:

Project / Programme	**Details, objective and whether it is related to the expenditure involved in the Framework Agreement**	**Mainland department/ organisation involved**	**Progress (% completed, commencement date, target completion date)**	**Will the details, objectives, amount involved or impact on the public, society, culture and ecology be released to the public? If so, through which channels and what will be the manpower and expenditure involved? If not, what are the reasons?**	**Details of the legislative amendments or policy changes involved in the project/ programme**
Study on the Action Plan for the Bay Area of the Pearl River Estuary	For details, objective and relation with the Framework Agreement, same as part (a) above. Expenditure to be involved : 2013-14 Nil	Same as part (a) above	Same as part (a) above	The study recommendations are expected to be released to the public within 2013. The expenses and manpower involved in the remaining work will be covered by in-house resources.	The Study will not involve changes in legislation or policies.

Planning and Engineering Study on Development of Lok Ma Chau Loop	For details, objective and relation with the Framework Agreement, same as part (a) above Expenditure to be involved : 2013-14 $2.64 million	Same as part (a) above	Same as part (a) above	Upon completion of the Study, relevant materials including the Final Report, Executive Summary, findings of completed technical reports, etc. will be uploaded onto the study website. The expenses and manpower involved will be covered by the study fee and absorbed by existing staff respectively.	The Study will not involve changes in legislation or policies.

(c) The Planning and Lands Branch of Development Bureau had not undertaken any specific initiative on cross-boundary co-operation in 2010-11 to 2012-13, other than the above projects or programmes and exchanges in connection with them.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)228

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4314

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for supporting the Urban Renewal Authority in taking forward the redevelopment of industrial buildings in the form of a pilot scheme? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

In his 2012-13 Budget, the Financial Secretary invited the Urban Renewal Authority (URA) to launch a pilot scheme to redevelop industrial buildings. URA has since commenced two pilot projects in October 2012 and January 2013 respectively. Similar to other URA-initiated redevelopment projects implemented under the Urban Renewal Authority Ordinance (the Ordinance), URA did not conduct any public consultation prior to the commencement of these two projects so as to maintain confidentiality and prevent abuse relating to the compensation system. Briefings for the affected owners and operators were conducted immediately after project commencement to brief them on URA's compensation policy and other related legal issues. These were followed by a statutory two-month publication and objection period for each of the two projects. URA will in due course submit any unwithdrawn objections received on the projects and its deliberations to the Secretary for Development (SDEV) for consideration. Pursuant to the Ordinance, SDEV shall either authorise URA to proceed with the projects without amendments, with amendments, or decline to authorise the projects.

URA has made internal staff deployment to implement the pilot scheme without affecting its core businesses or incurring additional staff cost.

The Urban Renewal Unit of the Development Bureau (DEVB) provides support to the statutory processes of all URA's redevelopment projects. The additional workload arising from the pilot scheme is absorbed within the existing staffing resources of the DEVB.

We will review the pilot scheme after implementation before deciding on the level of the long-term commitment of URA in the redevelopment of industrial buildings.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)229

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4315

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for implementing the pilot mediation scheme for compulsory sale for redevelopment and the pilot out-reach service scheme to help owners of old buildings who may be involved in compulsory sale for redevelopment? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Pilot Mediation Scheme for Compulsory Sale for Redevelopment was launched on 27 January 2011 to provide enhanced support for minority owners affected by compulsory sale by facilitating the voluntary mediation process between them and the majority owners prior to the Lands Tribunal hearings.

For 2011-12, the actual expenditure incurred for the Pilot Mediation Scheme was $2.84 million, broken down as follows: setup cost at $1.24 million and operating cost at $1.6 million. Another $0.5 million was set aside to support eligible elderly minority owners in paying mediator fees. Two applications from elderly minority owners for support on the payment of mediator fees were received in 2011-12. One of the two applications was subsequently withdrawn and the elderly owner involved in the other application was reimbursed $9,000 in August 2012. For 2012-13, the estimated expenditure for the Scheme is $1.23 million. For 2013-14, we have set aside $0.92 million for the Scheme which is an amount based on the actual quotation of the successful bidder.

We have continued to set aside $0.5 million annually to support eligible elderly minority owners in payment of mediator fees in 2012-13 and 2013-14. Two applications from elderly minority owners for support on the payment of mediator fees were received in 2012-13. Of the two applications, one was found not eligible while the elderly owner involved in the other was reimbursed $9,000 in March 2013.

As elderly minority owners may have difficulty in accessing information relating to property acquisition by private developers as well as compulsory sale for redevelopment, we also launched the Pilot Scheme on Outreach Support Service for Elderly Owners (the Outreach Scheme) on 27 January 2011 to provide information and other support services in relation to compulsory sale to the elderly owners living in old buildings. The social workers of the scheme will proactively approach elderly minority owners to offer assistance. They will explain to the elderly owners the general practice of property acquisition and the process of compulsory sale under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545).

For 2011-12, the actual expenditure incurred for the Outreach Scheme was $1.33 million. In 2012-13, given the popularity of the outreach service and the strong demand for assistance from elderly minority owners, we expanded the Outreach Scheme from one service team covering the whole territory to two teams, with one covering Hong Kong Island and the other covering Kowloon and the New Territories. The actual expenditure for the Outreach Scheme in 2012-13 was $2.98 million. In view of the continued service demand, we have decided to roll over the Outreach Scheme for another 24 months from 2013 to 2015 and budgeted $3.14 million for the purpose in 2013-14.

The Urban Renewal Unit of the Development Bureau (DEVB) oversees the two pilot schemes. The additional workload which arises will be absorbed within the existing staffing resources of the DEVB.

In early March 2013, we have commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of the Pilot Mediation Scheme at a consultancy fee of $0.9 million. As for the Outreach Scheme, we will conduct a comprehensive review in 2014-15 before deciding on the future of the Outreach Scheme.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)230

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4316

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for co-ordinating the implementation of the enforcement policy against unauthorised building works (UBWs) in New Territories exempted houses, including the operation of the reporting scheme for pre-existing UBWs? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Development Bureau (DEVB) has been co-ordinating the formulation and implementation of the enforcement policy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). Since 1 April 2012, the Buildings Department has been implementing an enhanced enforcement strategy and stepping up the enforcement against UBWs in NTEHs through categorisation for management and prioritisation for progressive enforcement. The enhanced enforcement strategy includes large scale operations for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety, a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

In formulating the enhanced enforcement strategy, the Administration has consulted the Legislative Council Panel on Development and has also taken into consideration the views of members of the public and the Heung Yee Kuk.

The work relating to the formulation and co-ordination of implementation of the enhanced enforcement policy against UBWs in NTEHs is part of the portfolio of DEVB's Buildings Unit which is responsible for a broad range of policy responsibilities including, among others, the policy for building safety. We are unable to provide a breakdown of the expenditure and manpower incurred by the DEVB solely for the co-ordination of the work relating to the enforcement policy against UBWs in NTEHs.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)231

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4317

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the establishment of the dedicated statutory Harbourfront Authority, what is the number of public consultation sessions to be conducted by the Development Bureau in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Development Bureau will collaborate with the Harbourfront Commission in consulting the public on the proposed establishment of a dedicated statutory Harbourfront Authority to press ahead with harbourfront development in a holistic manner with an innovative mindset and a more flexible management approach. The plan is to initiate the public engagement exercise in 2013. The detailed arrangements are being worked out with the Commission. The public engagement exercise will be taken forward with the existing resources of the Harbour Unit under the Planning and Lands Branch.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)232

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4318

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for working with the Urban Renewal Authority on the revitalisation of the Central Market? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government has invited the Urban Renewal Authority (URA) to revitalise the Central Market and turn it into a "Central Oasis" to provide an additional open space with greenery in busy Central for the enjoyment of all who are working in or visiting the area.

In December 2009, URA set up the Central Oasis Community Advisory Committee (COCAC), with membership drawn from the Central & Western District Council and the professional and business sectors with proven experience and expertise to oversee the preparations for this project. The COCAC had since completed a two-year public engagement exercise on the future use of the market building to be revitalised, the design principles to be adopted in the revitalisation, a comprehensive survey on the building structure as well as a study on its character-defining elements. The public engagement exercise included a territory-wide opinion survey and two workshops for the general public and the professionals. A series of roving exhibitions and an opinion survey were further organised on the design features of the future building. URA has set up a dedicated website to serve as a one-stop communication platform for the project.

So far, URA has spent about $10 million on the public engagement programmes.

In 2013-14, URA plans to submit a planning application for the revitalisation project to the Town Planning Board for approval. Road shows are being planned to tie in with the statutory consultation process, and a brochure featuring the findings of community engagement in the past two years will be published. The estimated expenditure for the public engagement programme in 2013-14 is around $1 million.

The Urban Renewal Unit of the Development Bureau (DEVB) will continue to support URA in taking forward the various town planning, land lease, building and other related issues in connection with the revitalisation of the Central Market. The additional workload as described above will be absorbed within the existing staffing resources of the DEVB.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)233

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4328

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Financial Secretary announced in his Budget Speech that the 2013-14 Land Sale Programme would include 46 residential sites, among which 28 would be new. What will be the additional floor area, the planned land use, the development density and the location of these sites? Will the Government conduct public consultation on the matter? What are the details and budget involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The 2013-14 Land Sale Programme comprises 46 residential sites that have a capacity to provide about 13 600 flats, of which 28 are new sites (see list below). The development parameters of each site will be set out in the draft land sale conditions which will be uploaded onto the website of the Lands Department. The actual number of flats to be built on each site is subject to the actual design save for those on which flat number restrictions are imposed. The Government has included in the 2013-14 Land Sale Programme sites that it anticipates can be made available for sale in the year, and plans to initiate the sale of all the sites, subject to the outcome of the necessary planning procedures for the relevant sites, to increase land supply to the greatest extent.

Lot No.	**Location**	**Zoning under the current Outline Zoning Plan (as at end February 2013)**	**Site Area (ha) (about)**
TLTL 70	Castle Peak Road, Tsing Lung Tau, Tsuen Wan	Residential (Group B)	0.4868

Lot 2640 in DD 92	Castle Peak Road adjacent to The Hong Kong Golf Club, Sheung Shui	Not covered by Outline Zoning Plan	1.3100
Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung	Residential (Group B)4 – pending completion of planning procedures	0.8130
TMTL 501	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	Residential (Group B) – pending completion of planning procedures	0.3500
STTL 585	On Muk Street, South of Shek Mun Estate, Shek Mun, Sha Tin	Residential (Group A)	0.2600
NKIL 6525	Kai Tak Area 1I Site 1, Kowloon	Residential (Group B)2	0.8780
NKIL 6526	Kai Tak Area 1I Site 2, Kowloon	Residential (Group B)2	0.9310
NKIL 6527	Kai Tak Area 1I Site 3, Kowloon	Residential (Group B)2	1.0100
KIL 11238	322 & 324 Reclamation Street / 445 & 447 Shanghai Street, Mongkok	Government, Institution and Community – pending completion of planning procedures	0.0252
KIL 11240	Junction of Soy Street and Shanghai Street, Mong Kok	Government, Institution and Community – pending completion of planning procedures	0.0611
TMTL 500	Kwun Chui Road, Area 56, So Kwun Wat, Tuen Mun	Residential (Group B)	2.3600
NKIL 6536	Renfrew Road, Kowloon Tong, Kowloon	Residential (Group B) – pending completion of planning procedures	0.8800
NKIL 6520	Fung Shing Street, Ngau Chi Wan, Kowloon	Government, Institution and Community – pending completion of planning procedures	0.6940
Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, former Peng Chau Chi Yan Public School (Northern Portion)	mainly Government, Institution and Community – pending completion of planning procedures	0.1709

RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Government, Institution and Community – pending completion of planning procedures	1.0930
STTL 587	Tai Po Road, Tai Wai, Sha Tin	Residential (Group B)	0.6220
TMTL 499	Tseng Choi Street, Tuen Mun	mainly Residential (Group A)	0.2190
Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung	Green Belt – pending completion of planning procedures	0.1280
Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung	Residential (Group B)5 – pending completion of planning procedures	0.3390
NKIL 6534	Junction of Fuk Wa Street and Fuk Wing Street, Cheung Sha Wan, Kowloon	Government, Institution and Community – pending completion of planning procedures	0.2250
TMTL 494	Off Kwun Fat Street, So Kwun Wat, Tuen Mun	Residential (Group C)1 – pending completion of planning procedures	5.8900
TMTL 505	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	mainly Open Space – pending completion of planning procedures	2.2520
TMTL 506	Junction of So Kwun Wat Road and Castle Peak Road – So Kwun Wat, Area 55, Tuen Mun	Government, Institution and Community – pending completion of planning procedures	0.8833
TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po	Residential (Group B)5 – pending completion of planning procedures	1.9000
TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po	Residential (Group B)5 – pending completion of planning procedures	1.9000
YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	mainly Government, Institution and Community – pending completion of planning procedures	0.3315

STTL 593	Junction of On Ming Street and On Muk Street, Shek Mun, Sha Tin	Open Space – pending completion of planning procedures	1.0100
STTL 594	On Muk Street, near river channel, Shek Mun, Sha Tin	Open Space – pending completion of planning procedures	0.8400

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)234

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4329

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

When delivering the Budget Speech, the Financial Secretary indicated that the major sources of land supply for private housing in the next financial year include the Government's Land Sale Programme, railway property development projects, projects of the Urban Renewal Authority, lease modifications/land exchange or other private developments. What will be the floor area to be provided, the planned land use, the development density and the location of these sites? Does this involve developing land on "Village Type Development" sites or Green Belt areas? If so, please specify the additional floor area to be provided, the planned land use, the development density and the location of these sites. Will the Government conduct public consultation on the matter? What are the details and budget involved?

Asked by: Hon. KWOK Ka-ki

Reply:

There are 46 residential sites in the 2013-14 Land Sale Programme. The full list with their locations is available on the website of the Lands Department (http://www.landsd.gov.hk). The 46 residential sites are estimated to have a capacity to produce about 13 600 flats. The development parameters of each site will be set out in the draft land sale conditions which will be uploaded onto the website of the Lands Department in due course. The actual number of flats to be built on each site is subject to actual design by developers, except for those on which flat size and/or flat number requirements will be imposed.

As for the West Rail property development projects, the plan is to tender the projects at Long Ping Station (South) and Yuen Long Station, both in Yuen Long, in 2013-14. These two projects are estimated to have a capacity to produce about 2 600 flats.

Regarding the projects of the MTR Corporation Limited, its plan (as forecast at end February 2013) is to tender its projects at Tseung Kwan O and Tin Shui Wai Light Rail Terminus in Yuen Long in 2013-14. These two projects are estimated to have a capacity to produce about 3 100 flats.

As regards the projects of the Urban Renewal Authority, its projects planned for tendering in 2013-14 are estimated to have a capacity to produce about 1 800 flats. The Authority will announce the details of the projects in due course.

Based on the average figures in the past 10 years, we estimate that the private property development projects subject to lease modification/land exchange and private redevelopment projects not subject to lease modification/land exchange will provide land with a capacity to produce about 3 500 and 1 200 flats in 2013-14 respectively. As such projects are based on private initiatives, their locations will only be known as and when their lease modification/ land exchange is executed or as and when the projects are implemented.

The relevant information concerning sites in the 2013-14 Land Sale Programme involving "Village Type Development" (V) or "Green Belt" (GB) zoning is listed below:

Lot No	**Site**	**Current zoning**	**Proposed to be rezoned as**	**Site Area (ha)**
Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung	GB	Residential	Total site area: 0.1280 (GB: 0.1280)
Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, former Peng Chau Chi Yan Public School (Northern Portion)	Government, Institution or Community (G/IC) and V	Residential R(C)4 (The zoning amendment was gazetted on 22.3.2013.)	Total site area: 0.1709 (G/IC:0.1614 and V: 0.0095#)
TMTL 505	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun (north of A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School)	Open Space (O) and GB	Residential	Total site area: 2.2520 (O: 2.0931 and GB: 0.1589)

YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	G/IC, GB and Road	Residential	Total site area: 0.3955 (G/IC: 0.3025, GB:0.030 and Road: 0.063)

This narrow strip of land zoned V is situated between the former Chi Yan Public School (Northern Portion) site and a slope which is not developable on its own. The inclusion of this strip of V zoned land in the rezoning is solely for adjusting the site boundary for better development potential of the "R(C)4" zone. As there is no recognized village in Peng Chau and the "V" zone is to reflect the existing village area, the proposed rezoning would not affect any small house development. At the same time, an area of 0.0099 ha has been rezoned from "G/IC" to "V" in the proposed rezoning and that would more than offset the area of the "V" zone to be rezoned to "R(C)4".

Other than the sites tabulated above, no other sites from the above different sources are zoned V or GB.

For sites that require town planning approval under the statutory framework, public inspection of the proposed changes or applications is provided for and the public would have opportunities to submit representations or comments to the Town Planning Board for consideration. The expenditure involved is absorbed by the existing provision of the Planning Department.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)235

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4330

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In 2013-14, land will be put up for sale through government-initiated land sale and the Application List system. What is percentage of vacant government land involved? Will the Government conduct public consultation on the matter? What are the details and budget involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government has decided to abolish the Application Mechanism from 2013-14. There are 56 sites in the 2013-14 Land Sale Programme. As at end February 2013, 27 of them had been vacated with no operation thereat and action is in hand to clear the operations on the other sites in due course to ready them for sale. Of these 56 sites, 29 had to go through statutory planning procedures before they could be put up for sale; we anticipate that the procedures could be completed within 2013-14. For these sites involving the statutory planning procedures, the public would be invited to provide comments on the planning applications. The work for getting ready the sites for sale is undertaken by staff of the Lands and Planning Division of the Development Bureau as part of their overall duties. There is no breakdown of the resources used solely for the work.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)236

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4331

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Hong Kong-Zhuhai-Macao Bridge, the Hong Kong Boundary Crossing Facilities, the Hong Kong Link Road and the Tuen Mun-Chek Lap Kok Link will provide the North Lantau district with the opportunity of developing a "bridgehead economy". What are the development objectives, planning details, and the expenditure and manpower involved? Will the Development Bureau conduct any public consultation, community impact study and environmental impact assessment on this matter in 2013-14? When will the consultation and studies be completed? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government is undertaking various cross-border transport infrastructure projects, including the Hong Kong-Zhuhai-Macao Bridge (HZMB), Hong Kong Boundary Crossing Facilities (HKBCF), Hong Kong Link Road and Tuen Mun-Chek Lap Kok Link (TM-CLKL) in North Lantau. We also plan to provide convenient transport services between HKBCF and the Hong Kong International Airport (HKIA), Tung Chung, other parts of the Lantau Island and Tuen Mun so as to capitalise on the benefit of HZMB and HKBCF in facilitating the "bridgehead economy" in nearby areas.

Preliminary studies have indicated that about seven hectares of land in the north of the Airport Island will be available for commercial development. The Airport Authority (AA) is working on the development of a third runway at the Airport, and the development strategy of the North Commercial District (NCD) will be incorporated into the planning of the three-runway system. The Government will discuss with the AA ways to accelerate the development of the NCD.

With improvement in the external and internal transport links in North Lantau, there are potentials to develop Tung Chung into an attractive regional shopping and tourism node given its strategic location. In January 2012, the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) jointly commenced a "Planning and Engineering Study on the Remaining Development in Tung Chung" ("the Study") with a view to formulating a comprehensive development proposal to achieve a target population of 220 000 or an optimum level of population for the entire Tung Chung New Town. In formulating the development options, the Government will give due regard to the development of adjacent areas (including HZMB and HKIA) and the economic synergies brought about by the improvement of the entire road network connecting North Lantau. The Approved Project Expenditure of the Study is $44 million. Upon completion of the Stage 1 Public Engagement (PE) in August 2012, the consultants are now anlysing the public views gathered and developing various development options with a view to initiating the Stage 2 PE later this year. The Study is scheduled for completion by 2015.

Comprehensive replanning of the land uses at Tuen Mun Areas (TMA) 40 and 46, which are close to the landing point of the TM-CLKL, is necessary to optimise the development potential resulting from enhanced accessibility, especially the connectivity with HKIA and boundary areas after the completion of the TM-CLKL and the proposed Tuen Mun Western Bypass. PlanD and CEDD will commence an integrated planning and engineering study on TMAs 40 and 46 to review the demand for various land uses and assess the various land use options with a view to recommending an appropriate land use pattern for the areas. The estimated cost of this study is $23 million (in money-of-the-day prices). The study is scheduled for commencement in mid 2013 and estimated to take about 24 months to complete. There will be a two-stage community engagement with Stage 1 and Stage 2 scheduled for launching in early 2014 and late 2014 respectively.

The manpower and expenditure incurred by the Development Bureau in relation to the studies for Tung Chung New Town and TMAs 40 and 46 will come from the Bureau's existing resources.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)237

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4450

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As regards the collaboration between the Development Bureau and the MTR Corporation Limited on revising the schemes for the West Rail property development projects, what are the expenditure involved and the estimated number of small and medium-sized flats to be increased?

Asked by: Hon. KWOK Ka-ki

Reply:

The requested information on the two West Rail property development projects planned for tendering in 2013-14 is tabulated below. The work for the Development Bureau is carried out by the staff concerned as part of their overall duties, and hence we are unable to provide a breakdown of the resources spent solely on the work.

Project	**Total Flat No. (about)**	**Small and Medium-sized Flats (saleable area not more than 50 square metres)**	
		Flat No. (about)	**Percentage (about)**
Long Ping Station (South)	720	428	60%
Yuen Long Station	1 880	1 310	70%

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)238

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4451

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What were the expenditure and manpower incurred by the Development Bureau (DEVB) for the review on the New Territories Small House Policy over the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13)? What are the estimated expenditure and manpower incurred by the DEVB for the review on the New Territories Small House Policy in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

The review on the small house policy is conducted by the Development Bureau using existing resources and by colleagues as part of their overall duties. We are unable to provide a breakdown of the resources involved solely for the review.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)239

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4452

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What were the expenditure and manpower incurred by the Development Bureau (DEVB) for handling the ex-gratia compensation and re-housing arrangements in clearance exercises in the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13)? What are the estimated expenditure and manpower incurred by the DEVB for handling the ex-gratia compensation and re-housing arrangements in clearance exercises in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

The assessment and offer of ex-gratia compensation and rehousing arrangements for those affected by clearance exercises for public projects are mainly operational matters handled by the Lands Department and the Housing Department. The Development Bureau (Planning and Lands Branch) has not made financial provision in the Bureau's estimates for the work.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)240

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4453

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What were the expenditure and manpower incurred by the Development Bureau (DEVB) for monitoring the implementation of measures to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion over the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13)? What are the estimated expenditure and manpower incurred by the DEVB for monitoring the implementation of measures to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of older industrial buildings. These revitalisation measures came into effect on 1 April 2010. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. The Lands Department had received 96 applications under the revitalisation measures up to end February 2013, of which 65 applications had been approved.

The work relating to revitalisation of industrial buildings, previously handled by the former Development Opportunities Office of the Development Bureau (DEVB) before its disbandment on 1 July 2012, is being undertaken using the existing resources of the DEVB. As the duties are among the overall duties of the officers concerned, we are unable to provide a breakdown of the amount of expenditure or manpower used solely for the work.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)241

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4457

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

What were the expenditure and manpower incurred by the Development Bureau (DEVB) for protecting Victoria Harbour and enhancing the harbourfront over the past five years (i.e. 2008-2009, 2009-2010, 2010-11, 2011-12 and 2012-13)? What are the estimated expenditures and manpower incurred by the DEVB for protecting Victoria Harbour and enhancing the harbourfront in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

The Harbour Unit of the Development Bureau (DEVB) was set up in April 2009 as a dedicated team to handle harbourfront planning and land issues, coordinate inter-departmental efforts in harbourfront planning and in implementing harbourfront enhancement projects along both sides of Victoria Harbour, and serve the former Harbour-front Enhancement Committee (HEC) and the present Harbourfront Commission (HC), as their secretariat. Prior to its establishment, the above duties were taken up by a Principal Assistant Secretary, an Assistant Secretary, a Senior Executive Officer and an Executive Officer I in another policy unit of DEVB as part of their overall duties.

The number of positions involved and the expenditure incurred or funding earmarked for the implementation of various harbourfront enhancement initiatives and the operation of the former HEC and HC from 2008-2009 to 2013-2014 are set out below -

Year	**2008-2009**	**2009-2010**	**2010-2011**	**2011-2012**	**2012-2013**	**2013-2014**
No. of positions involved	4	5	9	9	11	11
Expenditure incurred /funding earmarked (in $ million)	4.4 (Actual)	2.6 (Actual)	4.6 (Actual)	6.3 (Actual)	6 (Revised Estimate)	8 (Funding Earmarked)

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)242

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4458

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau for the public consultation for planning, land uses and urban design? Please give details of the public consultation and the number of sessions involved.

Asked by: Hon. KWOK Ka-ki

Reply:

The public engagement activities in relation to planning, land uses and/or urban design studies in the past five years are listed below.

2008 – 2009

Name of the Study	**Subject of Public Engagement**
The Central Reclamation Urban Design Study (also known as Urban Design Study for the New Central Harbourfront)	Stage 2 Public Engagement - on refined urban design framework for the new Central Harbourfront and alternative design concepts for key sites
Land Use Planning for the Closed Area - Feasibility Study	Stage I Community Engagement - on Draft Concept Plan

The North East New Territories New Development Areas Planning and Engineering Study	Stage 1 Public Engagement - on visions and aspirations for the North East New Territories New Development Areas
Community Views and Aspirations on Possible Future Land Uses for the Lok Ma Chau Loop : A Public Engagement Exercise	Public engagement simultaneously undertaken in Hong Kong and Shenzhen - on community views and aspirations on the possible future land uses for the Lok Ma Chau Loop
Area Improvement Plan for the Shopping Areas of Mong Kok	Stage 2 Public Engagement- on design of the six proposed early projects
The Hong Kong Island East Harbour-front Study	Stage 1 Public Engagement - on visions, aspirations and suggestions on harbour-front enhancement
Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area - Feasibility Study	Stage 2 Public Consultation - on revised development scenario
Study on the Coordinated Development of the Greater Pearl River Delta Townships	A consultation forum - on findings and recommendations of the Study
Urban Climatic Map and Standards for Wind Environment - Feasibility Study	Technical Experts Engagement - on study approach and methodology

2009 - 2010

Name of the Study	**Subject of Public Engagement**
Restoring Green Central - the New Landscape of Central Government Offices	Public consultation - on a notional redevelopment scheme of the West Wing of the former Central Government Offices
Study on the Enhancement of Lau Fau Shan Rural Township and Surrounding Areas	Stage 1 Community Engagement - on visions and aspiration for the future development of Lau Fau Shan
Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas	Stage 1 Community Engagement - on vision and aspiration for the enhancement of the Sha Tau Kok rural township and its surrounding areas

Land Use Planning for the Closed Area - Feasibility Study	Stage 2 Community Engagement - on Draft Development Plan
The North East New Territories New Development Areas Planning and Engineering Study	Stage 2 Public Engagement - on Preliminary Outline Development Plan for the New Development Areas

2010 - 2011

Name of the Study	**Subject of Public Engagement**
Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas	Stage 2 Community Engagement - on proposed planning framework and conceptual schemes
Hong Kong Island East Harbour-front Study	Stage 2 Public Engagement - on initial options of enhancement proposals Stage 3 Public Engagement - on preferred option of enhancement proposals
Planning and Engineering Study on Development of the Lok Ma Chau Loop - Investigation	Stage 1 Public Engagement - on Preliminary Outline Development Plan
Study on the Action Plan for the Bay Area of the Pearl River Estuary	Public consultation simultaneously undertaken in Hong Kong, Guangdong and Macao - on preliminary recommendations of the Study
Hung Shui Kiu New Development Area Planning and Engineering Study	Stage 1 Community Engagement (part 1) -on strategic role and planning principles of the New Development Area

2011 - 2012

Name of the Study	**Subject of Public Engagement**
Hung Shui Kiu New Development Area Planning and Engineering Study	Stage 1 Community Engagement (part 2) -on development of Hung Shui Kiu New Development Area

Planning Study on Future Land Use of Anderson Road Quarry - Feasibility Study	Stage 1 Community Engagement - on proposed planning concepts and initial land use options.
Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas	Stage 2 Community Engagement - on Integrated Area Improvement Plan for Sha Tau Kok Town and Linkage Area
Urban Climatic Map and Standards for Wind Environment - Feasibility Study	Public Engagement with Stakeholders - study findings and recommendations

2012 - 2013

Name of the Study	**Subject of Public Engagement**
Planning and Engineering Study on Development of Lok Ma Chau Loop - Investigation	Stage 2 Public Engagement simultaneously undertaken in Hong Kong and Shenzhen - on Recommended Development Proposals for the Lok Ma Chau Loop
The North East New Territories New Development Areas Planning and Engineering Study	Stage 3 Public Engagement - on Recommended Outline Development Plans for the New Development Areas
Planning and Engineering Study for Tung Chung New Town Extension	Stage 1 Public Engagement (Envisioning) -on formulating development options for Tung Chung New Town Extension
Planning Study on Future Land Use of Anderson Road Quarry - Feasibility Study	Stage 2 Community Engagement - on draft Recommended Outline Development Plan
Stage One Public Engagement Programme of Urban Renewal Plan for Kowloon City	Stage 1 Public Engagement - on Preliminary Urban Renewal Proposals endorsed by the Kowloon City District Urban Renewal Forum
Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	Stage 1 Public Engagement - on initial land use options

Study on Development Options for CDA Site in Diamond Hill	Consultation with Wong Tai Sin District Council and local residents - on land use proposals.

These activities are for studies conducted by the Planning Department. The expenses and manpower incurred by the Development Bureau in overseeing these activities are absorbed by our existing resources deployed for the overall duties of the staff involved and we do not have a breakdown for duties solely for these studies.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)243

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4459

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In 2013-14, the Development Bureau will work with the Harbourfront Commission on planning, land use and urban design. Please advise on the details of public consultation to be conducted on this subject, the estimated number of consultation sessions, and the expenditure and manpower involved.

Asked by: Hon. KWOK Ka-ki

Reply:

The Harbour Unit of the Development Bureau handles harbourfront planning and land issues, coordinates inter-departmental efforts in harbourfront planning and in implementing harbourfront enhancement projects along both sides of Victoria Habour, and serves the Harbourfront Commission (HC) as its secretariat. It is headed by a Principal Assistant Secretary and supported by ten staff.

In 2013-14, we will continue to work with HC to ensure that our planning, land use and urban design are in line with our stated mission to protect Victoria Harbour and to enhance the harbourfront for the enjoyment of our residents and visitors alike, with the participation of the community, and we have earmarked $8 million for the implementation of various harbourfront enhancement initiatives and the operation of HC, including about 20 open meetings and other public engagement activities.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)244

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4460

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for working with the Shenzhen Municipal Government through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development to jointly explore the feasibility of co-development of the Lok Ma Chau Loop? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Planning and Engineering Study on Development of Lok Ma Chau Loop (the Study) commissioned by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) commenced in June 2009. There was no expenditure on the Study in 2008-09. The expenditures from 2009-10 onwards are as follows:

Year	**Expenditure on the Study ($ million)**
2009-10	7.41
2010-11	5.11
2011-12	6.59
2012-13	7.10

The Stage 1 Public Engagement (PE) exercise was conducted concurrently in Hong Kong and Shenzhen from November 2010 to January 2011 to collect public views on the Preliminary Outline Development Plan and the development proposals in the adjacent areas of the Loop. The public engagement activities carried out included a public forum, 21 meetings/briefings and four roving exhibitions as well as other publicity efforts such as production of information digest, leaflet, posters and video. The public forum was attended by over 100 participants. A total of 114 written submissions were received.

The Stage 2 PE exercise to consult the public on the Recommended Development Proposals was conducted from May to July 2012. Public engagement activities, including nine meetings/briefings and two roving exhibitions were organized and other publicity efforts included production of information digest, PE report and video. A total of 34 written submissions were received.

We are considering the detailed programme for promulgating the findings and recommendations of the Study. The estimated expenditure on the Study in 2013-14 is about $2.64 million which includes public consultation expenses.

As regards manpower input, three officers of PlanD and three officers of CEDD are assigned to oversee the Study. Within the Development Bureau (DEVB), three officers are involved in overseeing various planning and engineering studies, including the Study, as part of their overall duties. In addition, some supporting staff of the DEVB and the two departments provide technical and clerical services for the Study also as part of their overall duties.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)245

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4461

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for the "North East New Territories New Development Areas Planning and Engineering Study"? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The North East New Territories New Development Areas (NENT NDAs) Planning and Engineering Study (the Study) commissioned by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) commenced in June 2008. The expenditures in the past five years are as follows:

Year	**Expenditure on the Study ($ million)**
2008-09	2.94
2009-10	9.11
2010-11	7.94
2011-12	9.59
2012-13	9.90

The Stage 1 Public Engagement (PE) exercise was conducted from November 2008 to February 2009 to solicit public views on the vision and aspirations for the NENT NDAs. The public engagement activities carried out included a community workshop and 16 meetings/briefings as well as other publicity efforts such as production of information digest, topical notes, posters and video, and newspaper advertisements. The community workshop was attended by about 200 participants. Over 90 written submissions were received.

The Stage 2 PE exercise to consult the public on the Preliminary Outline Development Plans for the NENT NDAs was conducted from November 2009 to January 2010. Public engagement activities, including a public forum, 17 meetings/briefings and three roving exhibitions were organized and other publicity efforts included production of information digest, PE report, posters and video, and newspaper advertisements. The public forum was attended by about 500 participants. Over 250 written submissions were received.

The Stage 3 PE exercise was conducted from June to September 2012 to gauge public views on the Recommended Outline Development Plans for the NENT NDAs. Public engagement activities, including two public forums, 35 meetings/briefings and three roving exhibitions were organised and other publicity efforts included announcement of public interest on TV and radio, production of information digest, PE report, posters and video, and newspaper advertisements. The two public forums were attended by over 5 600 participants. Over 12 200 written submissions were received.

We are considering the detailed programme for promulgating the findings and recommendations of the Study. The estimated expenditure on the Study in 2013-14 is about $8.5 million which includes public consultation expenses.

As regards manpower input, three officers of PlanD and three (2008-09 and 2009-10) to six (from 2010-11 to 2013-14) officers of CEDD are assigned to oversee the Study. Within the Development Bureau (DEVB), three officers are involved in overseeing various planning and engineering studies, including the Study, as part of their overall duties. In addition, some supporting staff of the DEVB and the two departments provide technical and clerical services for the Study also as part of their overall duties.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)246

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4462

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for the "Hung Shui Kiu New Development Area Planning and Engineering Study"? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Hung Shui Kiu New Development Area (HSK NDA) Planning and Engineering Study (the Study) commissioned by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) commenced in August 2011. There was no expenditure before the commencement of the Study. The expenditures from 2011-12 onwards are as follows:

Year	**Expenditure on the Study ($ million)**
2011-12	3.46
2012-13	5.17
2013-14	15.91 (estimate)

The Stage 1 Community Engagement (CE) exercise of the Study completed in February 2012 has collected public views on the vision, strategic role and planning principles of the HSK NDA. The public engagement activities carried out included a public forum and 18 meetings/briefings as well as other publicity efforts such as production of information digest, pamphlet and posters, and newspaper advertisements. The public forum was attended by over 200 participants. About 1 000 written submissions were received.

The Stage 2 CE exercise to seek public views on the Preliminary Outline Development Plan is scheduled to commence in the third quarter of 2013. The estimated number of consultation sessions of the Stage 2 CE is about 35.

As regards manpower input, three officers of PlanD and two officers of CEDD are assigned to oversee the Study. Within the Development Bureau (DEVB), three officers are involved in overseeing various planning and engineering studies, including the Study, as part of their overall duties. In addition, some supporting staff of the DEVB and the two departments provide technical and clerical services for the Study also as part of their overall duties.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)247

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4463

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for the "Tung Chung New Town Development Extension Study"? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Tung Chung New Town Development Extension Study (the Study) jointly commissioned by Civil Engineering and Development Department and Planning Department was commenced in January 2012. The expenditure for the Study in the past five years is given below.

Year	Expenditure for the Study ($ million)
2008-2009	N.A.
2009-2010	N.A.
2010-2011	N.A.
2011-2012	1.0
2012-2013	6.5

We consulted the Town Planning Board, Islands District Council and the Legislative Council Panel on Development on the scope of the Study prior to its commencement. Relevant stakeholders including Islands District Council Members (Tung Chung constituency), Tung Chung Rural Committee and green groups were consulted on their aspirations for the Tung Chung New Town Extension before the public engagement was launched. As an integral part of the Study, we embarked on the first stage of a comprehensive Public Engagement (PE) exercise between June and August 2012, launching a series of activities to solicit public views and aspirations. Public forum, briefing sessions, project website and roving exhibitions were staged and newsletters sent to Tung Chung residents.

Upon completion of the Stage One PE in August 2012, the consultants are now analysing the public views gathered and developing various development options with a view to initiating the Stage Two PE for pubic consultation later this year. The estimated expenditure of public consultation in 2013-14 is $1.2 million.

The manpower incurred by the Development Bureau in relation to the Study is considered part of the Bureau's routine functions and is not accounted separately.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)248

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4464

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for overseeing the implementation of the package of measures to foster a quality and sustainable built environment? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Development Bureau (DEVB) has been overseeing the implementation of the package of measures to foster a quality and sustainable built environment. The package of measures was introduced in April 2011, including the promulgation of the sustainable building design guidelines on building separation, building setback and site coverage of greenery; tightening gross floor area concessions for green and amenity features; and introducing measures to enhance energy efficiency of buildings. The above design requirements, imposed by way of new and revised practice notes for building professionals issued by the Buildings Department (BD), are applicable to new building plans and major revisions of plans submitted to the BD on or after 1 April 2011.

The above package of measures was formulated in response to the recommendations of the Council for Sustainable Development which conducted a public engagement process from June to October 2009. The DEVB also consulted the Legislative Council Panel on Development on the subject matter between 2008 and 2011.

The work relating to the package of measures to foster a quality and sustainable built environment is handled by existing staff of the Buildings Unit of the DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the DEVB solely for overseeing the implementation of the measures.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)249

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4465

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for implementing a new multi-pronged approach to enhance building safety, covering legislation, enforcement, support and assistance to owners as well as publicity and public education? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government attaches great importance to building safety in Hong Kong. In October 2010, the Government announced that it would adopt a multi-pronged approach, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education, to enhance building safety in Hong Kong. The Development Bureau (DEVB) has since been working closely with the Buildings Department, the Urban Renewal Authority and the Hong Kong Housing Society to implement the programme of measures.

The work related to implementing the multi-pronged approach to enhance building safety is handled by the existing staff of the Buildings Unit of the DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the DEVB solely for this initiative.

The DEVB had consulted the Subcommittee on Building Safety and Related Issues of the Legislative Council Panel on Development on the multi-pronged approach to enhance building safety. There is currently no plan to conduct public consultation specifically on this subject in 2013-14.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)250

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4466

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for implementing the minor works control regime? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government attaches great importance to building safety in Hong Kong. In October 2010, the Government announced that it would adopt a multi-pronged approach, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education, to enhance building safety in Hong Kong. As part of the new strategy, the Minor Works Control System (MWCS) came into full operation on 31 December 2010 to allow building owners to carry out small-scale building works, such as installation of supporting frames for air-conditioners, drying racks, small canopies, etc. in a lawful, simple, safe and convenient manner.

The Development Bureau (DEVB) has been overseeing the implementation of the MWCS by the Buildings Department (BD). The work related to overseeing the implementation of the MWCS by the BD is handled by the existing staff of the Buildings Unit of the DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the DEVB solely for overseeing the implementation of the MWCS.

The DEVB had consulted the Subcommittee on Building Safety and Related Issues under the Legislative Council Panel on Development on the multi-pronged approach to enhance building safety. There is currently no plan to conduct public consultation on the implementation of the MWCS in 2013-14.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)251

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4467

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 the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for overseeing the implementation of the $3.5 billion Operation Building Bright jointly launched with the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

As a special measure for preserving jobs amidst the 2008 financial tsunami, the Government, in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority, launched the Operation Building Bright (OBB) in May 2009 to provide subsidies and one-stop technical assistance to help owners of old and dilapidated buildings to carry out repair and maintenance works. The one-off OBB aims to achieve the dual objectives of creating more job opportunities for the construction sector amidst the financial tsunami as well as improving safety and maintenance of old buildings. Up to 28 February 2013, 1 995 target buildings had been assisted under OBB, of which 968 were Category 1 and 1 027 were Category 2 target buildings.

The Development Bureau (DEVB) has been co-ordinating the implementation of OBB since its inception in May 2009. The work relating to OBB is part of the overall portfolio of the Buildings Unit of the DEVB which is responsible for a broad range of policy responsibilities including, amongst others, the policy for building safety. We are unable to provide a breakdown on the expenditure and manpower incurred by the DEVB solely for the work of co-ordinating and monitoring the implementation of OBB.

In formulating the details of the OBB, the Administration had consulted the Legislative Council Panel on Development and also the Chairmen of the 18 District Councils. There is no plan to conduct further public consultation on the OBB in 2013-14.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)252

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4468

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for monitoring the programme of enforcement action by the Buildings Department against unauthorised and dangerous building works? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government attaches great importance to building safety in Hong Kong. In October 2010, the Government announced that it would adopt a multi-pronged approach, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education, to enhance building safety in Hong Kong. As part of the new strategy, the Buildings Department (BD) revised its enforcement policy against unauthorised building works (UBWs) in April 2011 and has since extended the coverage of actionable UBWs to include UBWs on rooftops and podiums as well as those in yards and lanes of buildings, irrespective of their risk to public safety and whether they are newly constructed. Apart from handling reports on UBWs and dangerous building works made by members of the public, the BD also carries out enforcement action against UBWs through its large scale operations (LSOs) to tackle actionable UBWs in an orderly and systematic manner.

The Development Bureau (DEVB) has been overseeing the enforcement action taken by the BD against UBWs and dangerous building works. The work related to overseeing the BD's enforcement action against UBWs and dangerous building works is handled by the existing staff of the Buildings Unit of the DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the DEVB solely for overseeing the enforcement action against UBWs and dangerous building works.

The DEVB consulted the Legislative Council Panel on Development and its Subcommittee on Building Safety and Related Issues on the multi-pronged approach to enhance building safety and the revised enforcement policy against UBWs in 2011. While there is no plan to conduct public consultation specifically on this subject in 2013-14, the Government will continue to implement and monitor the progress of the multi-pronged approach to enhance building safety in Hong Kong.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)253

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4469

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for overseeing the implementation of various schemes undertaken by the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department to assist owners of old buildings in building maintenance? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government attaches great importance to building safety in Hong Kong. In October 2010, the Government announced that it would adopt a multi-pronged approach, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education, to enhance building safety in Hong Kong. As part of the new strategy, the Development Bureau (DEVB) worked together with the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD) to consolidate and enhance the existing financial assistance schemes to assist owners of old buildings in building maintenance. Since April 2011, the five financial assistance schemes previously operated separately by the HKHS and the URA have been consolidated into the 'Integrated Building Maintenance Assistance Scheme', which provides building owners with comprehensive financial and technical support. In

addition, the BD will continue to implement the Building Safety Loan Scheme to provide low interest loans to individual owners of private buildings for carrying out works related to the improvement of building safety and hygiene, or in compliance with statutory orders. The HKHS will also continue to implement the Building Maintenance Grant Scheme for Elderly Owners to provide financial assistance to elderly owner-occupiers for repairing and maintaining their buildings, and improving building safety.

The DEVB has been overseeing the implementation of the various financial assistance schemes operated by the HKHS, the URA and the BD. The work related to overseeing the implementation of the various financial assistance schemes operated by the HKHS, the URA and the BD is handled by the existing staff of the Buildings Unit of the DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the DEVB solely for overseeing the implementation of the various financial assistance schemes operated by the HKHS, the URA and the BD.

The DEVB consulted the Subcommittee on Building Safety and Related Issues of the Legislative Council Panel on Development in May 2011 on the consolidation of the five financial assistance schemes operated by the HKHS and the URA into the 'Integrated Building Maintenance Assistance Scheme'. The various building maintenance assistance schemes are operating smoothly. There is no plan to conduct public consultation in 2013-14 on the implementation of these assistance schemes.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)254

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4470

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13), what were the expenditure and manpower incurred by the Development Bureau (DEVB) for supporting the Urban Renewal Authority in its implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its business plan? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2013-14? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

From 2008-09 to 2012-13, the Urban Renewal Authority (URA)'s expenditure by programme area was as follows -

Programme	**2008-09 ($ million)**	**2009-10 ($ million)**	**2010-11 ($ million)**	**2011-12 ($ million)**	**2012-13 (first 11 months) ($ million)**
Redevelopment	4,469.9	8,339.2	1,858.1	3,790.5	4,832.8
Rehabilitation	67.2	182.6	33.2	42.8	7.1
Preservation	9.8	4.5	526.2	424.1	329.3

Programme	2008-09 ($ million)	2009-10 ($ million)	2010-11 ($ million)	2011-12 ($ million)	2012-13 (first 11 months) ($ million)
Revitalisation	7.2	13.4	28.3	58.3	12.3
Total	**4,581.1**	**8,539.7**	**2,445.8**	**4,317.7**	**5,181.5**

For the same period, the staff establishment of URA in support of the four programme areas was -

	2008-09	2009-10	2010-11	2011-12	2012-13
Number of Staff	358	395	423	449	498

The Urban Renewal Unit of the Development Bureau (DEVB) provides support to the statutory, planning and land related processes of the URA redevelopment, revitalisation, rehabilitation and preservation projects. The workload arising from these initiatives is absorbed within the existing staffing resources of the DEVB.

During the past five years, extensive public engagement was conducted for a number of urban renewal initiatives. The details are set out below.

Urban Renewal Strategy Review

The two-year, three-stage Urban Renewal Strategy (URS) Review was carried out by the Development Bureau, with the support of URA, between mid-2008 and mid-2010. Highlights of the public engagement programme for the URS Review are as follows –

(a) 20 focus group discussions, five public forums, eight topical discussion sessions, and eight road shows with a total of 14 000 participants were organised;
(b) an "Urban Renewal Idea Shop" was set up to provide a venue for public meetings on the URS Review;
(c) under a Partnering Organisation Programme, 23 organisations were engaged to help enhance public awareness of urban regeneration issues. About 10 000 people were approached under the programme;
(d) one Consensus Building Workshop, one Concluding Meeting and two Consultation Forums with Professional Groups were held with a total of 335 participants;
(e) one telephone survey was conducted to gauge public views. About 1 000 people responded;
(f) six radio phone-in programmes were sponsored; and
(g) seven district urban renewal aspiration studies led by seven district councils in the urban area and funded by the URA were conducted.

URA spent about $40 million on the review. No additional posts were created within the Government and no additional expenditure was incurred by the Government for the review.

District Urban Renewal Forum

One of the new initiatives under the new URS promulgated in February 2011 is the setting up of a new advisory forum, the District Urban Renewal Forum (DURF), to strengthen urban renewal planning at the district level. The Kowloon City DURF was set up as a pilot in June 2011.

The Kowloon City DURF completed Stage 1 of its Public Engagement programme in September 2012 to solicit public views on the Preliminary Urban Renewal Proposals for Kowloon City. A total of nine focus group meetings, three walking tour cum workshops, two public forums, seven briefing sessions and a series of roving exhibitions were organised during this Stage, attracting over 4 000 participants.

The Kowloon City DURF has just commissioned consultants to conduct the Stage 2 Public Engagement programme to help focus public discussion on the Draft Urban Renewal Plan for Kowloon City, which is based on the Preliminary Urban Renewal Proposals for Kowloon City and refined in the light of public comments and the findings of the social impact assessment. In 2013-14, the Kowloon City DURF will organise Stage 2 Engagement from April to June 2013.

The approved funding to be paid from the Urban Renewal Trust Fund to support the Stage 1 and Stage 2 Public Engagement programmes is $1.43 million for each stage.

Revitalisation of the Central Market

The Government has invited the URA to revitalise the Central Market and turn it into a "Central Oasis" to provide an additional open space with greenery in busy Central for the enjoyment of all who are working in or visiting the area.

In December 2009, URA set up the Central Oasis Community Advisory Committee (COCAC), with membership drawn from the Central & Western District Council and the professional and business sectors to oversee the preparation for this project. The COCAC had since completed a two-year public engagement exercise on the future use of the market building to be revitalised, the design principles to be adopted in the revitalisation, a comprehensive survey on the building structure as well as a study on its character-defining elements. So far, URA has spent about $10 million on the public engagement programme for the Central Market.

In 2013-14, URA will submit a planning application for the revitalisation project to the Town Planning Board for approval. Road shows are being planned to tie in with the statutory consultation process, and a brochure featuring the findings of the community engagement in the past two years will be published. The estimated expenditure for the public engagement programme in 2013-14 is around $1 million.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)255

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3754

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

Subhead (No. & title): 000 Operational expenses

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question:

Under the Programme "Director of Bureau's Office", financial provision for 2013-14 is $12.3 million, which is $4.3 million (53.8%) higher than the revised estimate for 2012-13. This is mainly due to the provision required for filling the position of the Under Secretary. Please provide details about the actual monthly salary of the Under Secretary, and the other uses of the increased provision and the amount of expenses for such uses.

Asked by: Hon. LAM Tai-fai

Reply:

For budgetary purposes, the provision for the salary in respect of the position of the Under Secretary for Development (USDEV) for 2013-14 is $2.54 million. The estimated monthly salary for USDEV is $212,000.

Apart from the provision for filling the position of USDEV, the other uses of the increased provision include secretarial support for USDEV ($0.5 million), full-year provision for the salary in respect of the Political Assistant to Secretary for Development (SDEV) ($0.4 million) and other related expenses for provision of administrative support to SDEV ($0.86 million).

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)256

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3756

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In 2013-14, the Administration will continue to work with the MTR Corporation Limited to implement the West Rail property development projects not yet tendered to increase the supply of small and medium-sized flats. In this connection, please provide details of the projects not yet tendered -

(a) site area;
(b) number of small and medium-sized flats that can be produced; and
(c) tendering timetable.

Asked by: Hon. LAM Tai-fai

Reply:

Information on the two West Rail property development projects planned for tendering in 2013-14 is tabulated below -

Project	Site Area (hectare) (about)	Total Flat No. (about)	Small and Medium-sized Flats (saleable area not more than 50 square metres)		Remarks
			Flat No. (about)	Percentage (about)	
Long Ping Station (South)	0.8	720	428	60%	The project is planned for tendering in April to June 2013.

Yuen Long Station	3.4	1 880	1 310	70%	The project is planned for tendering in 2013-14.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)257

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3621

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 target buildings selected to carry out repair and maintenance works under the Operation Building Bright (OBB), will the Administration advise on the following -

a) What are the reasons for not meeting the target in the past two years (2011 and 2012)? What measures will the Administration take to ensure that the target can be met in 2013?

b) Since the launch of the OBB, how many applications have been received? What is the number of applications rejected and what are the reasons for that?

c) What is the estimated number of target buildings to be assisted using the unspent balance of the OBB? Will a review of the OBB be conducted?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

(a) Under Operation Building Bright (OBB), it was the Buildings Department (BD)'s annual target to carry out repair and maintenance works for some 300 target buildings. The BD carried out repair and maintenance works for 229 and 241 target buildings in 2011 and 2012 respectively, i.e. around 76% and 80% respectively of the annual target. The shortfall in the number of target buildings repaired and maintained in 2011 and 2012 was mainly due to slippage in the BD's works programme for OBB target buildings as a result of the longer than expected time taken to arrange for tendering and appointment of new term contractors, and to recruit staff for the OBB team. Nevertheless, the BD would continue to endeavour to take forward the works for the OBB target buildings under its purview as early as practicable.

(b) OBB is a specific measure for preserving jobs amidst the 2008 financial tsunami. It covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs) prepared to carry out repair works on a voluntary basis. The OCs are required to apply for participating in OBB. Category 2 target buildings are those having difficulties in coordinating repair works, such as buildings without OCs. Owners of such buildings are not required to make applications for joining OBB but their buildings are selected for inclusion in OBB by the Steering Committee of OBB comprising representatives from the BD, Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA).

There are two rounds of applications for Category 1 for which application deadlines were 6 June 2009 and 24 December 2010 respectively. In the two rounds of applications, a total of 1 678 applications from OCs had been received. Up to 28 February 2013, 1 335 applications which met the eligibility criteria and requirements of OBB had been approved in principle, and 343 applications had been either cancelled at owners' request or rejected by HKHS or URA. The reasons for owners' withdrawal include acquisition by private developer, disputes among the OC members / owners, etc. For those rejected cases, the reasons for rejection mainly include failure to meet the relevant eligibility criteria and requirements of OBB, such as the age of the building is below 30 years, the average rateable value exceeds the specified limit, the building is not for domestic or composite use, etc.

(c) Up to 28 February 2013, the total amount of grants earmarked for the target buildings was around $3 billion and other associated expenditure (including the staff cost and associated expenses) was about $32 million. While the ultimate unspent balance could only be ascertained after completion of all the repair works, as the final amount of grant for a building may vary and will depend on a number of factors such as the number and amount of applications received for the grants for elderly owner-occupier, the number of building units based on documentary proofs such as deed of mutual covenants or the Land Registry records, etc, we are unable to estimate when the unspent balance will be exhausted and how many target buildings could be assisted ultimately. After meeting the grants for the existing Category 1 and Category 2 target buildings, there may still be uncommitted funds available which could be deployed to assist some more Category 2 target buildings to carry out repair works. The Steering Committee of OBB will continue to identify suitable buildings as Category 2 target buildings and the owners concerned will be provided with grants under OBB accordingly.

The $3.5-billion OBB is a one-off special project. We do not have plan to launch a new round of OBB or make further injection into the project. Nevertheless, through other existing assistance schemes, including the "Integrated Building Maintenance Assistance Scheme", "Building Maintenance Grant Scheme for Elderly Owners" and "Comprehensive Building Safety Improvement Loan Scheme", etc., HKHS, URA and BD will continue to render technical and financial support to building owners to help them carry out repair and maintenance works to improve the conditions of their buildings.

OBB has established a good foundation to facilitate the implementation of major building assistance schemes in the future. HKHS and URA are conducting a survey to collate feedback from stakeholders regarding the implementation of OBB. Through consolidating the experience in running OBB, the Government and the partner organisations will continue to refine the implementation of the other building assistance schemes.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)258

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3633

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Administration has stated that it will continue to monitor and review the implementation of the pilot mediation scheme for compulsory sale for redevelopment. Will the Administration advise on the following -

(a) the number of applications received, the number of successful mediation cases, and the number of unsuccessful mediation cases as well as the reasons for that since the launch of the scheme;

(b) the amount of the expenditure and manpower involved since the launch of the scheme; and

(c) the details and timetable of the review.

Asked by: Hon. LEE Kok-long, Joseph

Reply:

(a) Since the launch of the Pilot Mediation Scheme for Compulsory Sale for Redevelopment (the Scheme) on 27 January 2011 and up till end January 2013, 172 enquiries were handled and 42 requests for mediation were received under the Scheme. Of the 42 requests for mediation involving 51 minority owners, mediation was successfully conducted in 13 cases with the parties involved having reached settlement agreements. For another 16 cases, the parties involved had approached the service provider of the Scheme for introduction to the service available but subsequently resolved their differences themselves without resorting to further

service under the Scheme. In another eight cases, either one of the parties involved refused to conduct mediation or the parties subsequently withdrew their requests for mediation. In another four cases, mediation was conducted under the Scheme but the parties could not reach settlement agreement. The remaining one case was still under processing.

Since mediation is a private and confidential process, the service provider of the Scheme cannot divulge any information deliberated in the process. We therefore do not have information on why some mediation cases have been unsuccessful. However, as we understand from the service provider, some common reasons include expectation gaps between the parties involved in the mediation and changing market conditions.

(b) For 2011-12, the actual expenditure incurred for the Pilot Mediation Scheme was $2.84 million, broken down as follows: setup cost at $1.24 million and operating cost at $1.6 million. Another $0.5 million was set aside to support eligible elderly minority owners in paying mediator fees. Two applications from elderly minority owners for support on the payment of mediator fees were received in 2011-12. One of the two applications was subsequently withdrawn and the elderly owner involved in the other application was reimbursed $9,000 in August 2012. For 2012-13, the estimated expenditure for the Scheme is $1.23 million. For 2013-14, we have set aside $0.92 million for the Scheme which is an amount based on the actual quotation of the successful bidder. We have continued to set aside $0.5 million annually to support eligible elderly minority owners in payment of mediator fees in 2012-13 and 2013-14. Two applications from elderly minority owners for support on the payment of mediator fees were received in 2012-13. Of the two applications, one was found not eligible while the elderly owner involved in the other was reimbursed $9,000 in March 2013.

(c) In early March 2013, we have commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of the Pilot Mediation Scheme. The scope of the review covers the adequacy of the current areas of service under the Scheme, its effectiveness, the factors pertinent to its level of success and recommendations on the way forward. The consultancy review will be completed in the third quarter of 2013.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)259

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3634

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Administration has indicated that it will continue to monitor and review the implementation of the pilot out-reach service scheme to help owners of old buildings who may be involved in compulsory sale for redevelopment. Will the Administration advise on the following -

(a) What is the number of owners of old buildings who have been evicted? What are the work details of the Administration?

(b) What is the number of cases of requests for assistance by owners of old buildings since the launch of the scheme?

(c) Will the Administration assess the effectiveness of the scheme? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

(a) Under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) (the Ordinance), a person who owns a specified majority of the undivided shares of a lot (80% or 90%, depending on the type of lot) can apply to the Lands Tribunal for an order for the compulsory sale of all the undivided shares of the lot for redevelopment purpose. The Lands Tribunal shall grant an order for compulsory sale provided that the applicant can satisfy it that the redevelopment is justified and that the applicant has made reasonable steps to acquire all the undivided shares of the lot before

application. Under the Ordinance, the lot for which a compulsory sale order is granted will normally be sold by public auction. All the owners will be apportioned the sale proceeds from the auction based on the values of their respective properties.

The Ordinance provides that once a lot is sold pursuant to a compulsory sale order, immediately upon the purchaser becoming the owner of the lot, all the rights of the prior owners over the lot shall cease. The purchaser is also entitled to vacant possession of the properties immediately upon the expiration of six months following the day he will become the owner of the lot. Thus, minority owners affected by successful compulsory sale applications will have to move out from their properties within a specified period after the subject lot is sold. Since the launch of the Pilot Scheme on Outreach Support Service for Elderly Owners (the Outreach Scheme) on 27 January 2011 and up till end January 2013, 103 applications for compulsory sale were filed with the Lands Tribunal. So far, nine compulsory sale orders have been granted. We do not have information on the number of the affected minority owners. As elderly minority owners may have difficulty in accessing information relevant to property acquisition by private developers as well as compulsory sale for redevelopment, the Development Bureau has launched the Outreach Scheme since 27 January 2011 under which social workers will proactively approach elderly minority owners to offer assistance. The social workers of the scheme will explain to the elderly owners the general practice of property acquisition and the process of compulsory sale under the Ordinance. In order to provide tailor-made outreach support services to them, the social workers will also follow up with elderly owners who need further assistance, including checking for them free-of-charge whether their properties fall within one of the specified classes of lot to which the 80% compulsory sale application threshold applies. The social workers will also refer the elderly owners to professionals such as surveyors for advice if the owners so wish and introduce to them the mediation service available under the Pilot Mediation Scheme.

(b) Since the launch of the Outreach Scheme on 27 January 2011 and up till end January 2013, the Outreach Scheme handled a total of 137 cases of request for assistance from elderly owners, and provided information service and support to the elderly owners involved. The scheme workers also paid 1 989 home visits, 652 building visits covering 11 051 buildings (at which the scheme social workers would distribute information leaflets door-to-door to the elderly owners), and conducted 83 public talks on the Ordinance at elderly centres in various districts.

(c) In 2012-13, given the popularity of the Outreach Service and the strong demand for assistance from elderly minority owners with the number of enquiries with the Outreach Service exceeding 480 in its first year of service and the number of requests for assistance reaching 61 in the same period, we expanded the Outreach Scheme from one service team covering the whole territory to two teams, with one covering Hong Kong Island and the other covering Kowloon and the New Territories. We

reviewed the progress of the Outreach Scheme in late 2012. In view of the continued service demand, we have decided to roll over the Scheme for another 24 months. We will conduct a comprehensive review on the Scheme in 2014-15 before deciding on the future of the Outreach Scheme.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)260

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3644

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Administration worked with the Hong Kong Housing Society and the Urban Renewal Authority to launch the Mandatory Building Inspection Subsidy Scheme in 2012. What is the number of applications received? How many applications have been rejected? What are the reasons? What is the expenditure involved?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

To complement the launch of the Mandatory Building Inspection Scheme, the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) jointly launched in August 2012 the Mandatory Building Inspection Subsidy Scheme (MBISS) to subsidise eligible owners the full cost of the first building inspection (subject to a cap). The MBISS started receiving applications in October 2012. As at 8 March 2013, the HKHS and the URA had received a total of 37 applications, among which one application had been approved, one application was rejected owing to the failure to meet the eligibility criteria on rateable value and 35 applications were being processed. The amount of subsidy in each successful application will be determined when the actual cost of inspection is available upon completion of the inspection. As there are currently no cases among the approved applications where the inspection has been completed, we cannot provide the expenditure involved in the approved applications for the time being.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)261

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3539

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Over the past five years (i.e. from 2008-09 to 2012-13), what are the total business floor areas of the retail industry in Hong Kong? What is the geographical distribution by district? What are the details of the Government's work on increasing the business floor areas of the retail industry?

Asked by: Hon. LEE Wai-king, Starry

Reply:

According to the Rating and Valuation Department, the stock of private retail premises by district in 2008-2012 is as follows:

PRIVATE RETAIL - STOCK AT YEAR END

Floor Area * ('000 m^2)

District	**2008**	**2009**	**2010**	**2011**	**2012#**
Central & Western	968	972	972	979	989
Wan Chai	813	812	828	863	893
Eastern	657	656	657	658	657
Southern	187	189	189	195	203
Hong Kong	***2 625***	***2 628***	***2 647***	***2 696***	***2 742***
Yau Tsim Mong	1 618	1 674	1 707	1 719	1 725
Sham Shui Po	587	587	588	588	592

Kowloon City	603	616	610	611	617
Wong Tai Sin	288	288	305	295	311
Kwun Tong	654	574	577	577	597
Kowloon	***3 751***	***3 738***	***3 786***	***3 790***	***3 841***
Kwai Tsing	312	312	312	312	313
Tsuen Wan	459	468	453	455	455
Tuen Mun	386	378	378	378	397
Yuen Long	413	408	421	424	424
North	215	214	215	215	215
Tai Po	211	211	211	211	210
Sha Tin	438	441	441	441	442
Sai Kung	271	272	272	285	285
Islands	290	292	293	293	297
New Territories	***2 996***	***2 996***	***2 995***	***3 015***	***3 037***
Overall	***9 371***	***9 363***	***9 429***	***9 500***	***9 621***

* Measured on the basis of "internal floor area" which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

\# Provisional figures

Note: The sum of individual items might not add up to the respective total because of rounding.

The Government is committed to increasing the supply of commercial land to facilitate the further development of different economic activities in Hong Kong, including the retail industry. To this end, we are pressing ahead with the conversion of government office buildings and "Government, Institution or Community" sites in Central and Wan Chai to commercial use, as well as the development of the North Commercial District on the Chek Lap Kok Airport Island. We will also continue to facilitate the transformation of Kowloon East into another Core Business District of Hong Kong.

In 2011-12, the Government sold seven commercial/business sites capable of providing 320 000 square metres of gross floor area (GFA). In 2012-13, the Government sold two commercial/business sites which could provide about 71 000 square metres of GFA. There are nine commercial/business sites in the 2013-14 Land Sale Programme, which could provide about 330 000 square metres of GFA in total.

The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of older industrial buildings (the revitalisation measures) which came into effect on 1 April 2010. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. Up to end February 2013, the Lands Department had approved 65 applications under the revitalisation measures, and the projects concerned have a capacity to provide a total GFA of about 700 000 square metres of converted or new floor space. Of the approved applications, about half applied for change into "shop and services" use, among other new uses.

On the planning front, continuous efforts have been made to increase the flexibility of the statutory planning regime to cope with the dynamic market situation. For example, suitable areas in Kowloon Bay, Kwun Tong, Wan Chai and Causeway Bay have been rezoned to "Other Specified Uses" annotated "Business" or "Other Specified Uses" annotated "Mixed Uses" to allow a range of compatible non-industrial uses, including retail, to meet the changing market needs.

In planning for new areas such as the Kai Tak Development and the North East New Territories New Development Areas, sites at prominent locations have been set aside for a wide range of commercial uses including retail facilities. For the Kai Tak Development, commercial uses including office, shop and hotel are mainly proposed at the north-western portion of the north apron and along the southern boundary of the runway near the cruise terminal. To enhance the accessibility of the area, underground shopping streets are also proposed to maximum the development potential. Meanwhile, the Urban Renewal Authority will endeavour to provide suitable retail floor space in its redevelopment projects in compliance with the prevailing planning regime.

While the Housing Authority (HA) had divested its retail and car-parking facilities in November 2005 so as to enable it to focus on its role as a provider of public housing, it has retained a range of commercial and retail facilities in public housing estates. At present, the HA has a total of 40 shopping centres and public housing estates with attached retail facilities. The total floor area amounts to 200 000 square metres. The HA has no plan to further divest its shopping centres and retail facilities. According to the prevailing policy of the HA, its commercial facilities including those provided for in the newly-built public housing estates would be under the management of the HA.

As a long-term measure, we are planning to conduct a pilot study on underground space development in the build-up areas of Hong Kong with a view to exploring commercial opportunities and enhancing connectivity with the underground developments of existing and/or planned buildings.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)262

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5458

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please provide details of the area, uses and ownership of deserted agricultural land in Hong Kong in the past five years (up to 2012).

It is well known that agricultural land has been invaded and damaged by the real estate sector. The real estate developers have acquired and hoarded agricultural land with a view to applying for change of land use in future so that profits can be made from property development. Has the Administration rendered support to farmers to address this issue? If yes, please provide information on the expenditure incurred for such purpose in the past five years.

Asked by: Hon. LEUNG Kwok-hung

Reply:

We do not keep statistics on private agricultural land in respect of current ownership and use. Change of use of agricultural land to other purposes is subject to the applicable planning and land lease control regimes. The policy on agriculture rests with the Food and Health Bureau (FHB). Farmers in need can approach FHB or the Agriculture, Fisheries and Conservation Department.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)263

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4507

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

According to Programme (2), in the coming year, the Planning and Lands Branch will continue to work with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects not yet tendered to increase the supply of small and medium-sized flats. Will the Government advise on the following -

1. For West Rail property development projects not yet tendered, what is the progress this year? What is the estimated number of flats that can be provided under each development project? What is the plot ratio of the above development projects?

2. What is the estimated proportion of small and medium-sized flats in the above development projects? Will the clauses on "Hong Kong Property for Hong Kong People" be introduced for the completed flats? What are the details of the Administration's work with the MTRCL for the coming year to implement the West Rail property development projects not yet tendered? What are the expenditure and manpower involved?

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

Information on the two West Rail property development projects planned for tendering in 2013-14 is tabulated below -

Project	Site Area (hectare) (about)	Total Flat No. (about)	Small and Medium-sized Flats (saleable area not more than 50 square metres)		Domestic Plot Ratio (about)	Remarks
			Flat No. (about)	Percentage (about)		
Long Ping Station (South)	0.8	720	428	60%	5	The land grant for the project is being processed. The project is planned for tendering in April to June 2013.
Yuen Long Station	3.4	1 880	1 310	70%	3.7	The Master Layout Plan for the project is being revised. The project is planned for tendering in 2013-14.

The Government will work closely with the MTR Corporation Limited to facilitate the tendering of the two projects in 2013-14. The expenditure and manpower involved will be absorbed from within our existing provision. The Hong Kong Property for Hong Kong People measure will not be applied to the above two projects.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)264

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3540

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee the number of hectares of disposed residential sites and the number of residential flats could be produced in each of the past 5 years? Please provide a breakdown of the figures by public auction, tender land exchange, private treaty grant and lease modification as well as the location and size of each of these sites.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The requested information is set out at **Annex A** and **Annex B**.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Annex A

Residential sites sold by auction or tender since 2008-2009[Note 1]
(land sale position as at mid-March 2013)

Item	Sale / Tender Award Date	Disposal Type	Lot Number	Location	Site Area (square metres) (about)	Flat Number[Note 2]
1	9 May 2008	Auction	Lot 1200 in DD 217	Pak Sha Wan, Sai Kung, New Territories	191.4	1
2	28 December 2009	Auction	TPTL 200	Pak Shek Kok Development Area, Site D1, Tai Po, New Territories	20 925	1 077 (joint development)
3	28 December 2009	Auction	TPTL 201	Pak Shek Kok Development Area, Site D2, Tai Po, New Territories	20 925	
4	22 February 2010	Auction	TKOTL 76	Area 66B, Tseung Kwan O, New Territories	12 300	784
5	11 May 2010	Auction	TCTL 37	Area 55b, Tung Chung, Lantau Island	26 200	1 419
6	24 May 2010	Auction	FSSTL 177	Junction of Ma Sik Road and Sha Tau Kok Road (Lung Yeuk Tau Section), Area 19, Fanling, New Territories	8 900	728
7	8 June 2010	Auction	KIL 11175	Junction of Fat Kwong Street and Chung Hau Street, Ho Man Tin, Kowloon	16 151	527
8	28 July 2010	Auction	IL 9007	Mount Nicholson Road, The Peak, Hong Kong	23 312	67
9	17 August 2010	Auction	KIL 11125	204 Argyle Street, Kowloon	7 326	228

10	17 August 2010	Auction	KIL 11120	Hung Hom Bay Reclamation Site D1, Junction of Oi King Street and Hung Luen Road, Kowloon	7 551	321
11	31 August 2010	Auction	NKIL 6306	1 Ede Road, Kowloon Tong, Kowloon	2 399	41
12	29 September 2010	Auction	FSSTL 202	Junction of Fan Leng Lau Road, Wo Muk Road and Luen Hing Street, Luen Wo Hui, Fanling, New Territories	2 560	144
13	12 October 2010	Auction	NKIL 6423	3 and 5 Ede Road, Kowloon Tong, Kowloon	2 808	47
14	3 November 2010	Auction	NKIL 6493	Inverness Road, Kowloon Tong, Kowloon	7 046	134
15	7 March 2011	Tender	YLTL 518	Yuen Long On Ning Road, Tai Kiu Road, Yuen Long On Lok Road, Yuen Long, New Territories	12 340	1 129
16	27 April 2011	Auction	KIL 11184	Ko Shan Road, Hung Hom, Kowloon	1 901.7	165
17	12 May 2011	Auction	IL 8963	Stubbs Road, Hong Kong	14 700	Subject to actual design by developer
18	12 May 2011	Auction	NKIL 6498	Begonia Road, Yau Yat Chuen, Kowloon	2 810	10
19	12 May 2011	Auction	Lot 2086 in DD 105	Ngau Tam Mei, Yuen Long, New Territories	23 480	71
20	9 June 2011	Auction	IL 8949	Borrett Road, Hong Kong	10 488	153
21	9 June 2011	Auction	Lot 2129 in DD 121	Ping Kwai Road, Ping Shan, Yuen Long, New Territories	6 076	41

22	20 June 2011	Tender	HHIL 555	At the Junction of Gillies Avenue South and Bulkeley Street, Hung Hom, Kowloon	582.3	95
23	20 June 2011	Tender	HHIL 556	Lee Kung Street, Hung Hom, Kowloon	1 298.7	216
24	28 July 2011	Tender	TCTL 36	Area 55A, Tung Chung, Lantau Island	25 400	2 383
25	9 August 2011	Auction	STTL 525	Area 56A, Kau To, Sha Tin, New Territories	23 056	Not less than 970 under lease
26	25 August 2011	Tender	IL 8920	Oil Street, North Point, Hong Kong	7 887	Subject to actual design by developer
27	6 September 2011	Auction	TKOTL 113	Area 66A, Tseung Kwan O, New Territories	13 393	Not less than 960 and not more than 1 010 under lease
28	6 September 2011	Auction	Lot 1282 in DD 253	Pak Shek Wo, Sai Kung	2 400	6
29	6 September 2011	Auction	Lot 4309 in DD 124	Tan Kwai Tsuen Road, Yuen Long, New Territories	11 192	Not less than 170 under lease
30	4 October 2011	Tender	StIL 91	Hoi Fung Path, Stanley, Hong Kong	615.2	Subject to actual design by developer
31	4 October 2011	Tender	Lot 1613 in DD 222	Kap Pin Long, Sai Kung, New Territories	1 733	Subject to actual design by developer
32	10 November 2011	Tender	RBL 1168	Near 35 South Bay Road, Hong Kong	1 338	Subject to actual design by developer
33	8 December 2011	Tender	Lot 724 in DD 332	Cheung Sha, Lantau Island, New Territories	7 410	Not more than 14 under lease
34	8 December 2011	Tender	Lot 726 in DD 332	Cheung Sha, Lantau Island, New Territories	7 550	Not more than 16 under lease

35	22 December 2011	Tender	Lot 726 in DD 4 Mui Wo	Mui Wo, Lantau Island, New Territories	2 260	Not more than 50 under lease
36	12 January 2012	Tender	TKOTL 119	Area 66B2, Tseung Kwan O, New Territories	8 246	Not less than 590 and not more than 620 under lease
37	9 February 2012	Tender	TMTL 423	Area 48,Castle Peak Road, So Kwun Wat, Tuen Mun, New Territories	67 147	Not less than 1 100 under lease
38	1 March 2012	Tender	Lot 676 in DD Peng Chau	Peng Lei Road, Peng Chau, New Territories	4 564	Subject to actual design by developer
39	22 March 2012	Tender	AplIL 135	At Junction of Ap Lei Chau Drive and Ap Lei Chau Praya Road, Hong Kong	3 050	Subject to actual design by developer
40	22 March 2012	Tender	Lot 1588 in DD 243	Pik Sha Road, Sai Kung, New Territories	7 615	Subject to actual design by developer
41	2 May 2012	Tender	RBL 1165	Near 110 Repulse Bay Road, Hong Kong	4 340	Subject to actual design by developer
42	2 May 2012	Tender	TMTL 436	Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	9 020	Subject to actual design by developer
43	24 May 2012	Tender	TKOTL 114	Area 66C1, Tseung Kwan O, New Territories	4 352	Not less than 310 and not more than 326 under lease
44	24 May 2012	Tender	STTL 562	Area 56A, Kau To, Sha Tin, New Territories	4 680	Subject to actual design by developer
45	30 May 2012	Tender	RBL 1190	Deep Water Bay Drive, Hong Kong	10 249	Subject to actual design by developer
46	30 May 2012	Tender	Lot 673 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 142.5	Subject to actual design by developer

47	11 July 2012	Tender	IL 9027	Java Road and Tin Chiu Street, North Point, Hong Kong	23 400	Not less than 700 under lease
48	1 August 2012	Tender	TKOTL 115	Area 66D1, Tseung Kwan O, New Territories	5 026	Not less than 360 and not more than 378 under lease
49	30 August 2012	Tender	STTL 567	Area 56A, Kau To, Sha Tin, New Territories	19 700	Subject to actual design by developer
50	30 August 2012	Tender	Lot 678 in DD Peng Chau	Peng Lei Road, Peng Chau, New Territories	5 200	Subject to actual design by developer
51	28 September 2012	Tender	TKOTL 117	Area 66C2, Tseung Kwan O, New Territories	12 915	Not less than 520 and not more than 546 under lease
52	28 September 2012	Tender	Lot 674 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 780.3	Subject to actual design by developer
53	7 November 2012	Tender	TKOTL 118	Area 66D2, Tseung Kwan O, New Territories	14 954	Not less than 600 and not more than 630 under lease
54	7 November 2012	Tender	STTL 574	Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	14 400	Not less than 440 and not more than 463 under lease
55	28 November 2012	Tender	TKOTL 95	Area 68A2, Tseung Kwan O, New Territories	21 306	Not less than 535 under lease
56	13 December 2012	Tender	TKOTL 125	Area 68A1, Tseung Kwan O, New Territories	15 969	Not less than 400 under lease
57	13 December 2012	Tender	KIL 11229	Kwun Chung Street, Kowloon	271.3	Subject to actual design by developer
58	9 January 2013	Tender	STTL 565	Area 56A, Kau To, Sha Tin, New Territories	8 590	Subject to actual design by developer
59	9 January 2013	Tender	Lot 1949 in DD 221	Sha Kok Mei, Sai Kung, New Territories	15 430	Not less than 240 under lease

60	30 January 2013	Tender	TMTL 427	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	26 934	Not less than 460 and not more than 480 under lease
61	13 March 2013	Tender	KIL 11227	Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	24 077	Subject to actual design by developer

Note:

1. Residential sites include wholly or partly residential developments.

2. Except "Subject to actual design by developer", the flat number in the above table is based on the building plans approved by the Buildings Department, the production forecast by the Rating and Valuation Department or the specified flat number in the relevant lease conditions.

3. A commercial/residential site (FSSTL 225) was sold by public auction on 5 May 2009. According to the development submission, the site will not be used for residential purposes.

Annex B

Private residential sites granted by private treaty or executed by lease modification/land exchange with net increase in flat number since 2008-09[Note 1]
(position as at mid-January 2013)

Item	Execution Date	Disposal Type	Lot Number	Location	Area Granted (square metres) (about)	Flat Number[Note 2]
1	7 April 2008	Lease Modification	Lot 2242 in DD 95 & Ext.	Kwu Tung Road, Sheung Shui	Not Applicable	330
2	18 April 2008	Land Exchange	NKIL 6419	Tai Po Road, Cheung Sha Wan	2 790	35
3	23 May 2008	Lease Modification	RBL 215 & Ext. and the 2nd Ext.	216 Victoria Road, Kennedy Town	Not Applicable	40
4	17 June 2008	Private Treaty Grant	KIL 11181	8-12 Baker Court, Hung Hom	277	68
5	24 June 2008	Land Exchange	KIL 11192	Beech Street, Ivy Street, Pine Street and Anchor Street, Tai Kok Tsui	2 328	462
6	10 July 2008	Land Exchange	Lot 4043 in DD 120	Lung Tin Tsuen, Yuen Long	20 031	1 620
7	22 July 2008	Private Treaty Grant	STTL 519	Ma On Shan Rail –Che Kung Temple Station	18 134	981
8	5 August 2008	Lease Modification	IL 5749 RP	44 Stubbs Road, Happy Valley	Not Applicable	18
9	12 September 2008	Land Exchange	Lot 4331 in DD 124	Hung Shui Kiu, Yuen Long	2 315	173
10	15 October 2008	Land Exchange	KIL 11050	Yim Po Fong Street, Mong Kok	2 400	293
11	4 November 2008	Land Exchange	SIL 850	Shau Kei Wan Road and Nam On Street, Shau Kei Wan	1 872	214
12	23 December 2008	Private Treaty Grant	TWTL 403	West Rail - Tsuen Wan West Station	23 742	1 720
13	7 July 2009	Land Exchange	NKIL 6354	873 Lai Chi Kok Road, Cheung Sha Wan	2 844	286

14	7 September 2009	Land Exchange	Lot 1882 in DD 100	Lin Tong Mei Tsoi Yuen, Sheung Shui	88 000	253
15	25 September 2009	Land Exchange	Lot 496 in DD 399	Ting Kau, Tsuen Wan	2 624	13
16	7 October 2009	Lease Modification	YTIL 20	4 Shung Shun Street, Yau Tong	Not Applicable	124
17	13 November 2009	Lease Modification	IL 2302 sB ss1 and Ext	6 Shiu Fai Terrace, Wan Chai	Not Applicable	24
18	18 November 2009	Land Exchange	IL 9022	Stubbs Road, Mid-Levels	4 706	4
19	24 November 2009	Lease Modification	RBL 242 sD ss1 sC	12 Stanley Mound Road, Stanley	Not Applicable	2
20	31 December 2009	Private Treaty Grant	NKIL 6499	Yuet Wah Street and Hip Wo Street, Kwun Tong	4 326	299
21	14 January 2010	Lease Modification	KIL 3303 sA	146 Argyle Street, Ho Man Tin	Not Applicable	53
22	4 February 2010	Land Exchange	STTL 502	Lok Wo Sha, Ma On Shan, Sha Tin	96 841	928
23	25 February 2010	Land Exchange	IL 9018	Lee Tung Street and McGregor Street, Wan Chai	8 236	1 275
24	1 March 2010	Land Exchange	YLTL 507	Castle Peak Road, Area 15, Yuen Long	38 790	2 508
25	16 March 2010	Land Exchange	NKIL 6494	Lai Chi Kok Road, Kweilin Street and Yee Kuk Street, Sham Shui Po	3 339	402
26	8 April 2010	Land Exchange	Lot 5369 in DD 116	Shap Pat Heung, Yuen Long	31 200	2 580
27	13 May 2010	Land Exchange	KIL 11196	5 and 9 Yuk Yat Street, To Kwa Wan	1 798	175
28	18 May 2010	Land Exchange	Lot 495 in DD 399	Casam Beach, Ting Kau, Tsuen Wan	9 260	33
29	20 May 2010	Lease Modification	KCTL 157	106-114 Kwok Shui Road, Tsuen Wan	Not Applicable	402

30	11 June 2010	Private Treaty Grant	KIL 11126	Kowloon Southern Link - Austin Station (Site C)	12 583	576
31	11 June 2010	Private Treaty Grant	KIL 11129	Kowloon Southern Link - Austin Station (Site D)	14 840	690
32	30 June 2010	Land Exchange	Lot 2068 in DD 121	Tong Yan San Tsuen, Yuen Long	534	2
33	19 July 2010	Land Exchange	Lot 816 in DD 110	Shek Kong San Tsuen, Yuen Long	1 543	Subject to actual design by developer
34	30 July 2010	Land Exchange	Lot 5371 in DD 116	Ha Yau Tin, Yuen Long	6 196	352
35	6 September 2010	Land Exchange	RBL 1182	50 Island Road, Repulse Bay	5 118	10
36	25 November 2010	Land Exchange	Lot 2139 in DD 121	Tong Yan San Tsuen, Yuen Long	7 920	72
37	25 November 2010	Land Exchange	Lot 421 in DD 127	Hung Shui Kiu, Yuen Long	5 985	98
38	21 December 2010	Land Exchange	TKOTL 111	Shek Kok Road, Tseung Kwan O	10 200	880
39	23 December 2010	Lease Modification	IL 8021 and Ext	17 Magazine Gap Road, Mid-Levels	Not Applicable	Subject to actual design by developer
40	7 January 2011	Land Exchange	IL 9023	Third Street and Centre Street, Sai Ying Pun	2 150	255
41	25 January 2011	Private Treaty Grant	KIL 11200	Fuk Tsun Street and Pine Street, Tai Kok Tsui	560	113
42	8 March 2011	Private Treaty Grant	NKIL 6489	Castle Peak Road and Cheung Wah Street, Cheung Sha Wan	1 003	130
43	6 April 2011	Lease Modification	KIL 2340 RP	211, 211A, 211B, 211C, 213, 213A, 215, 215A, 215B and 215C Prince Edward Road West, Mong Kok	Not Applicable	Subject to actual design by developer

44	29 April 2011	Lease Modification	STTL 502	Lok Wo Sha, Ma On Shan	Not Applicable	2 885
45	23 May 2011	Land Exchange	Lot 4041 in DD 120	Fraser Village, Yuen Long	3 843	16
46	28 June 2011	Land Exchange	NKIL 6490	Castle Peak Road and Hing Wah Street, Cheung Sha Wan	1 399	170
47	25 July 2011	Land Exchange	NKIL 6492	Castle Peak Road, Hing Wah Street and Un Chau Street, Cheung Sha Wan	2 614	270
48	1 August 2011	Private Treaty Grant	NKIL 6487	Fuk Wing Street, Hing Wah Street and Un Chau Street, Cheung Sha Wan	2 134	270
49	12 August 2011	Land Exchange	Lot 1927 in DD 107	Sha Po, Kam Tin, Yuen Long	175 977	3 136
50	13 October 2011	Land Exchange	Lot 898 in DD 227	Tai Po Tsai, Sai Kung	66 800	Subject to actual design by developer
51	9 November 2011	Lease Modification	KIL 9673	18 Chi Kiang Street, To Kwa Wan	Not Applicable	Subject to actual design by developer
52	28 November 2011	Land Exchange	YLTL 526	Tai Kei Leng, Yuen Long	34 500	2 580
53	31 January 2012	Land Exchange	NKIL 6333	West Rail - Nam Cheong Station	61 755	Not less than 3 313 under lease
54	13 February 2012	Lease Modification	SIL 761	1-9 and 2-10 Sai Wan Terrace, Sai Wan Ho	Not Applicable	92
55	19 April 2012	Private Treaty Grant	TWTL 417	West Rail - Tsuen Wan West Station	13 350	Not less than 942 under lease
56	18 May 2012	Private Treaty Grant	KIL 11210	Chi Kiang Street and Ha Heung Road, To Kwa Wan	931	116

57	22 June 2012	Lease Modification	Various Sections and Sub-Sections in IL 2411	2, 3, 6, 7, 8, 9, 11, 12A, 14 and 15 New Eastern Terrace and 5, 7, 9 and 11 Dragon Road, North Point	Not Applicable	332
58	6 July 2012	Private Treaty Grant	NKIL 6515	Site 1G1, Kai Tak Development	5 694	484
59	24 July 2012	Land Exchange	IL 9038	Peel Street and Graham Street, Central	1 690	293
60	26 July 2012	Land Exchange	YTIL 40	5 Tung Yuen Street, Yau Tong	3 960	Subject to actual design by developer
61	11 September 2012	Land Exchange	Lot 1868 in DD Cheung Chau	Wo Shun Lane, Cheung Chau	1 610	Subject to actual design by developer
62	17 October 2012	Land Exchange	KIL 11211	Pak Tai Street and Mok Cheong Street, Ma Tau Kok	772	92
63	7 November 2012	Lease Modification	KIL 3281 sC	9 Belfran Road	Not Applicable	13
64	20 November 2012	Land Exchange	TWTL 401	West Rail - Tsuen Wan West Station	42 870	Not less than 2 384 under lease
65	21 December 2012	Land Exchange	KIL 11212	Sai Yee Street, Nelson Street and Fa Yuen Street, Mong Kok	2 478	290
66	21 December 2012	Lease Modification	KIL 2098	298-300 Prince Edward Road West	Not Applicable	46

Note:

1. Residential sites include wholly or partly residential developments but not include cases whereby there is no net increase in flat number estimated by the Lands Department.

2. Except "Subject to actual design by developer", the flat number in the above table is based on the building plans approved by the Buildings Department, the production forecast by the Rating and Valuation Department, the specified flat number in the relevant lease conditions or information of the Urban Renewal Authority.

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)265

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3541

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Will the Administration inform this Committee what efforts will be taken in 2013-14 to facilitate land supply for commercial/business site, hotel use as well as residential use via land exchange, private treaty grant and lease modification, including the gross floor area it targets to provide for commercial/business use, hotel use, and residential use respectively?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

With a view to facilitating and speeding up land development for various uses in general, the Lands Department (LandsD) explores from time to time ways to enhance the existing procedures with a view to improving its services. These include speeding up processing of land sales, lease modifications, land exchanges and building plans under government leases. With a view to expediting the various processes involved in property development, a total time-limited provision of $19.8 million has been allocated to LandsD for the creation of eight posts, namely, two Senior Estate Surveyor, two Estate Surveyor and four Survey Officer (Estate) posts. With the additional provision and internal re-deployment of existing resources, LandsD plans to set up dedicated teams in selected District Lands Offices having regard to the distribution of sale sites and lease modification or land exchange applications among the different districts, and to strengthen the staff resources for processing development plans submitted under lease.

The Government will continue to adopt a multi-pronged approach to increase land supply in the short, medium and long term through optimal use of developed land and identification of new land for development, so as to meet the housing and other needs of Hong Kong. The 2013 Policy Address announced ten initiatives to increase the supply of housing land in the short to medium term, and a series of long-term land supply projects. The Government is also committed to increasing the supply of commercial land to facilitate the further development of different economic activities in Hong Kong. To this end, we are pressing ahead with the conversion of government office buildings and "Government, Institution or Community" sites in Central and Wan Chai to commercial use, as well as the development of the North Commercial District on the Chek Lap Kok Airport Island. We will also continue to facilitate the transformation of Kowloon East to provide space for commercial/business use. There are nine commercial/business sites in the 2013-14 Land Sale Programme which could provide about 330 000 square meters of gross floor area in total.

To promote hotel development, the Government introduced the "hotel only" pilot scheme in 2008-09. Under this scheme, the premium for lease modification/land exchange cases where the applicants opt for "hotel only" development will be assessed and charged on a "hotel only" basis instead of their maximum permissible development potential as in other cases. The "hotel only" scheme has become a permanent arrangement since 2011. As at February 2013, there have been a total of three cases of lease modification/land exchange executed which could provide about 1 300 hotel rooms. We will continue to facilitate the supply of land for hotel use through the "hotel only" scheme and make commercial/business land available whereby developer can choose to apply for planning permission (if applicable) for building hotels on these sites.

Separately, the Government announced in October 2009 a set of measures to facilitate redevelopment and wholesale conversion of older industrial buildings (the revitalisation measures), which came into effect on 1 April 2010. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. Up to end February 2013, LandsD had approved 65 applications under the revitalisation measures, and the projects concerned had a capacity to provide a total gross floor area of about 700 000 square metres of converted or new floor space for various non-industrial uses.

As lease modification and land exchanges hinge on private initiative, the gross floor area to be provided for commercial/business use, hotel use and residential use cannot be ascertained at the moment. We estimate that there will be 3 500 units of flat provided under lease modification/land exchange based on the average number of flats produced under lease modification/land exchange during 2003 to 2012.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	16.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)266

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3553

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

Subhead (No. & title): 000 Operational expenses

Programme:

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

Director of Bureau: Secretary for Development, Secretary for Transport and Housing

Question:

According to paragraph 63 of the Policy Address, the CE said he has asked the Development Bureau and the Transport and Housing Bureau to examine all subsidised housing projects in the pipeline to increase the plot ratio as appropriate. In this connection, will the Government inform this Committee the details of this task including the timetable of and the resources and manpower involved in this task for 2013-14?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

To optimise the use of scarce land resources, the Planning Department (PlanD) has enhanced its efforts in reviewing the development intensity of housing sites (both private and public) in order to increase flat supply. In the process, PlanD will carefully assess on a case-by-case basis how the plot ratio of a site can be optimised taking into account practical considerations such as the traffic and infrastructure capacity in the area, the character and development intensity of the neighbourhood, and the possible environmental, visual and air ventilation impacts on the area. For example, the Housing Department and PlanD have worked together to relax the plot ratio and building height of Hung Shui Kiu Area 13 and Fo Tan public rental housing projects as well as increasing the site area of Fo Tan site, resulting in a total gain of about 4 000 public rental flats.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)267

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3569

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2013-14, it mentioned that the Development Bureau will continue to implement measures to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion. Will the Administration inform this Committee the number of applications received, the number of applications approved, the average time for approval, the number of reject cases and the reasons for rejection over the last 12 months? What other measures will the Administration introduce to encourage redevelopment and wholesale conversion of old industrial buildings? Will the Administration consider allocating extra resources and manpower to achieve this target? If yes, of the details; if no, of the reasons.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of older industrial buildings (the revitalisation measures) which came into effect on 1 April 2010. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. The Lands Department had received 96 applications under the revitalisation measures up to end February 2013, of which 65 applications had been approved. The processing time of the applications varies from case to case, depending on various factors such as the complexity of the case and the time taken by the applicant to submit the required information and respond to requests for clarification. No applications under the revitalisation measures were rejected by the Department over the last 12 months.

As announced by the Chief Executive in the 2013 Policy Address, we are examining possible further refinements to the existing revitalisation measures to better facilitate revitalisation of industrial buildings in appropriate land use zonings into non-industrial uses. We are examining the relevant details and will announce the further refinements when ready. The work is being undertaken using existing resources.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)268

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3572

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2013-14, it mentioned that the Development Bureau will continue to refine the proposals in consultation with stakeholders to amend the Land Titles Ordinance (Cap. 585) to provide for effective implementation of the new title registration system. Will the Administration inform this Committee when will it proceed with the public engagement exercise for the "Two-Stage Conversion Mechanism"? Does the Administration have any timetable for the relevant consultation and legislation of the new Title Registration mechanism? When will the SAR Government complete the preparation of the Land Title (Amendment) Bill and the drafting of the subsidiary legislation? Will the Government allocate extra manpower and resources to complete this task after years of delays?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Administration has been consulting the major stakeholders on the proposed "Two-Stage Conversion Mechanism". The major stakeholders generally agree that the new proposal can be further considered and have been discussing the details with us. In the light of the ongoing discussions, we are revising the proposal and will need to further consult the major stakeholders. Subject to the views of the major stakeholders on the revised proposal, we hope that the new proposal could be finalised within 2013. We would then update the Legislative Council on the new proposal and launch a public engagement exercise to update members of the public on the latest development and seek their views on the proposed way forward.

As the extent of amendments concerning the conversion mechanism and the related issues in the Land Titles Ordinance will depend on the results of the consultation exercise, we are unable to provide at this stage an estimated timeframe for completing the preparation of the Land Titles (Amendment) Bill. Taking into account the results of the public engagement exercise and our assessment of the extent of amendments required, we will review the manpower and resource requirements of the exercise as necessary.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)269

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4586

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Planning and Lands Branch will pursue legislative proposals to enhance building safety in Hong Kong in 2013-14. In this connection, will the Administration advise on details of such work and a breakdown of the expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

We plan to introduce legislative amendments to the Building (Minor Works) Regulation in 2013 to implement the Signboard Control System (SBCS) to enhance the safety of existing unauthorised signboards. Under the proposed SBCS, which recognises that many of the unauthorised signboards are in active use and their existence serves a useful purpose of sustaining local commercial activities, the continued use of existing unauthorised signboards that meet certain criteria (e.g. within stipulated dimensional requirements, not blocking the operation of emergency vehicles, etc.) will be allowed after safety checks, strengthening (if necessary) and certification by registered building professionals or registered contractors. The safety check and certification have to be conducted once every five years. Unauthorised signboards not joining the SBCS will be subject to the Buildings Department's enforcement action.

As the work relating to the preparation of the legislative amendments is handled by existing staff of the Buildings Unit of the Development Bureau as part of their overall duties, we are unable to provide a breakdown of the manpower or expenditure involved solely for pursuing the proposal.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)270

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4588

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

With regard to the collaboration with the MTR Corporation Limited to revise the schemes of the West Rail property development projects to increase the supply of small and medium-sized flats, will the Government advise this Committee on -

1) the number of residential flats that can be provided under each development project and the sizes of the flats;

2) the number of small and medium-sized residential flats of less than 500 square feet that can be provided under each development project; and

3) the expected completion year of each development project.

Asked by: Hon. WU Chi-wai

Reply:

The requested information on the two West Rail property development projects planned to be tendered in 2013-14 is tabulated below -

Project	Total Flat No. (about)	Small and Medium-sized Flats (saleable area not more than 50 square metres)		Remarks
		Flat No. (about)	Percentage (about)	
Long Ping Station (South)	720	428	60%	The project is planned for tendering in April to June 2013. If it is awarded in 2013-14, it is estimated that the project will be completed in 2019.
Yuen Long Station	1 880	1 310	70%	The project is planned for tendering in 2013-14. If it is awarded in 2013-14, it is estimated that the project will be completed in 2020.

Name in block letters: Thomas Chow

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

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)271

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4589

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

Subhead (No. & title): 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the legislative amendments set out below, please advise this Committee on the following -

(1) the work plan for the examination of revising the Land (Miscellaneous Provisions) Ordinance in 2013-14, and the anticipated completion date of such work for scrutiny by the Legislative Council;

(2) the consultation to be conducted on the amendment to the Land Titles Ordinance and related work plan.

Asked by: Hon. WU Chi-wai

Reply:

(1) The Development Bureau and the Lands Department are reviewing the provisions relating to unlawful occupation of unleased land in the Land (Miscellaneous Provisions) Ordinance (the Ordinance) (Cap. 28), with a view to formulating legislative amendment proposals to increase the deterrent effect against the relevant offences. These include examining the possible introduction of a system of daily fines, taking into account the views of the Audit Commission and the Public Accounts Committee of the Legislative Council (LegCo). We aim to formulate proposals for legislative amendments and consult the Panel on Development of the LegCo as soon as they are ready.

(2) The Administration has been consulting the major stakeholders on the conversion mechanism and related issues of the Land Titles Ordinance, particularly the proposed "Two-Stage Conversion Mechanism" whereby existing land under the current deed registration system is converted to the title registration system. The major stakeholders generally agree that the new proposal of the "Two-Stage Conversion Mechanism" can be further considered and have been discussing the details with the Administration. In the light of the ongoing discussions, we are revising the proposal and will need to further consult the major stakeholders. Subject to the views of the major stakeholders on the revised proposal, we hope that the new proposal could be finalised within 2013. We would then update the LegCo on the new proposal and launch a public engagement exercise to update members of the public on the latest development and seek their views on the proposed way forward.

As the extent of amendments concerning the conversion mechanism and the related issues in the Land Titles Ordinance will depend on the results of the consultation exercise, we are unable to provide at this stage an estimated timeframe for completing the preparation of the amendments to the Land Titles Ordinance. Taking into account the results of the public engagement exercise and our assessment of the extent of amendments required, we will review the manpower and resource requirements of the exercise as necessary.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)272

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4610

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 (OBB), will the Administration advise this Committee on the following information for each year since the launch of the OBB -

1. (a) the number of buildings with repair works commenced; (b) the number of buildings with the repair works completed; (c) the number of buildings with applications rejected;

2. since the launch of the OBB, the number of cases where the consultants or the contractors have to be changed, as well as the number of cases involving investigations on suspected bribery and the number of cases substantiated;

3. the measures that have been taken by the Administration and responsible organisations to enhance assistance to owners' corporations, whether the Administration has assessed the effectiveness of such measures, and whether new measures will be introduced to assist owners' corporations to undertake repair works.

Asked by: Hon. WU Chi-wai

Reply:

1. Operation Building Bright (OBB) is a specific measure for preserving jobs amidst the 2008 financial tsunami. It covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs) prepared to carry out repair works on a voluntary basis. The OCs are required to apply for participating in OBB. Category 2 target buildings are those having difficulties in coordinating repair works, such as buildings without OCs.

Owners of such buildings are not required to make applications for joining OBB but their buildings are selected for inclusion in OBB by the Steering Committee of OBB comprising representatives from the Buildings Department (BD), the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA).

There were two rounds of applications for Category 1 for which application deadlines were 6 June 2009 and 24 December 2010 respectively. In the two rounds of applications, a total of 1 678 applications from OCs have been received. Up to 28 February 2013, 1 335 applications involving 1 666 Category 1 target buildings which met the eligibility criteria and requirements of OBB had been approved in principle. Among these 1 666 eligible buildings, the repair works of 611 buildings had been generally completed, 357 buildings had repair works underway, and works for another 698 buildings granted with approvals-in-principle will commence upon completion of the necessary procurement procedures in the selection and appointment of authorised persons and contractors. The other 343 applications involving 536 buildings had been either cancelled at the owners' request or rejected by HKHS or URA.

2. Based on the latest statistics of HKHS and URA up to 28 February 2013, 91 consultant contracts had been terminated for reasons of non-compliance with the OBB requirements or unsatisfactory performance, and new consultants were re-appointed to proceed with the repair works. As regards contractors' contract, no case of termination had been reported. Up to 28 February 2013, 66 cases with suspected abnormalities or unreasonable tender prices were referred to the Independent Commission Against Corruption (ICAC) for reference and appropriate action. After assessment, the ICAC has decided not to commence any investigation into the above cases. Nevertheless, the Crime Prevention Department of the ICAC has dealt with those cases in collaboration with HKHS and URA from the corruption prevention angle.

3. To better assist the owners or OCs in carrying out the repair works, HKHS and URA have, in consultation with ICAC, formulated and issued the "Operation Building Bright Maintenance Guidelines" (OBB Maintenance Guidelines) to OCs, consultants and contractors, stipulating, among other things, the requirements and procedures for selection and management of consultants and contractors, and anti-bribery and anti-collusion practices. Consultants and contractors participating in tendering are required to sign undertakings to follow fair and impartial practices in tendering and providing professional services for the OCs. To further assist OCs to establish the criteria for selection of consultant companies, the "OBB Maintenance Guidelines" have been refined to require that consultant companies submitting a tender should provide adequate information to the OCs, including the number of repair projects being undertaken by the consultant, the resources to be allocated to the OC's works contract by the consultant, as well as the particulars of different ranks of personnel who will participate in the works at different stages and the costs involved, so that the OC could

consider in a more comprehensive manner whether the overall tender submitted by the consultant is reasonable. HKHS and URA have also appointed independent professional consultants to carry out the relevant monitoring work, including inspecting the progress of repair works for target building and scrutinising the documents and progress reports submitted by consultants and contractors, with a view to ensuring their compliance with the requirements of OBB before releasing the grants. The HKHS and URA will keep under review the effectiveness of the measures so as to provide better assistance to OCs.

Name in block letters:	Thomas Chow
Post Title:	Permanent Secretary for Development (Planning and Lands)
Date:	15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)273

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4221

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

1. The Government has received over ten thousand reporting forms for processing under the Reporting Scheme for unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). As estimated by the Department, how much information and time will be required to process all the applications? Will additional staff be recruited to expedite the progress? If yes, what are the details?

2. As estimated by the Department, how much time will be required to remove the UBWs as First Round Targets in the NTEHs? What is the timetable for handling those existing UBWs that constitute less serious contravention of the law and pose lower potential risks to building safety?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Since 1 April 2012, the Buildings Department (BD) has set up a dedicated Village Houses Section comprising 41 professional, technical and clerical staff to implement the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). The enhanced enforcement strategy includes a large scale operation (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

The BD has received under the Reporting Scheme 18 034 reporting forms which involved more than 30 000 UBWs. These reporting forms are being processed by the outsourced consultants commissioned by the BD for verifying the information provided, auditing the information on site, categorising the reported UBWs and entering the records into the BD's information system. The exercise is in progress and will take some time. Upon completion of the processing of the reporting forms, we will start to take priority enforcement action against those UBWs which have not been reported under the Reporting Scheme in response to public reports received. There is no need to recruit more staff at this stage.

In view of the substantial scale of the enforcement action against the First Round Targets, the LSO will be conducted in phases and in a systematic manner. As a start, after the setting up of the dedicated Village Houses Section on 1 April 2012, one target village had been selected from each of the nine New Territories districts for a pilot village by village survey which involved about 2 400 NTEHs. We have streamlined the modus operandi in the light of experience. It is assessed that the dedicated section will be able to meet the target of surveying the First Round Targets in 8 000 NTEHs in 2013.

Our target is to deal with all UBWs in NTEHs progressively and systematically. It is not possible to advise at this stage on how much time will be required to remove the First Round Targets in NTEHs. Under the Reporting Scheme, owners of NTEHs are required to appoint qualified personnel to inspect the structures concerned and submit safety certification to the BD within six months and thereafter every five years after reporting the UBWs. In addition, the BD will conduct audit check on the safety certifications to ensure compliance with the relevant requirements. The processing and administration of the Reporting Scheme is therefore an on-going process.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)274

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4222

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

1. In 2012-13, what amount of resources did the Buildings Department (BD) spend for inspection of sub-divided flats in target buildings? After inspection, how many owners of the sub-divided flats found with irregularities were issued with removal orders or against whom legal action was taken requiring rectification of the irregularities? Please list, for each of the District Council districts, the details and the number of sub-divided flats with irregularities of sub-dividing works not yet rectified.

2. Since the commencement of the special operation by the BD on sub-divided cubicles, how many buildings have been inspected in each of the 18 districts? Among them, how many flats has the BD gained access to? How many times has the BD invoked the power under the Buildings Ordinance to break into private flats for inspection of irregularities of sub-dividing works? Please provide the details.

3. Will the BD allocate more resources or employ more staff for enhancement of the large scale operation on sub-divided flats? If yes, what are the details? And, as expected by the BD, what is the estimated expenditure for the aforesaid operation in 2013-14?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. Since April 2011, a large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of buildings works associated with sub-divided flats (SDFs) has been launched (it should be noted that not all SDFs have irregularities of building works). The LSO was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of the LSO was adjusted by taking into account the fire risk that might be brought about by

hawker stalls when choosing the target buildings for the LSO in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013, a total of 485 target buildings had been inspected, with 2 587 SDFs being identified. As at 28 February 2013, 1 229 removal orders had been issued against the irregularities of building works found under the LSO and 45 prosecutions had been instigated against failure to comply with the removal orders issued under the LSO. As we are still finalising the inspection results, we are not able to provide information on the number of SDFs with irregularities yet to be rectified.

The LSO on SDFs is carried out using the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the Buildings Department (BD) as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower or expenditure involved solely for handling the LSO on SDFs.

2. The distribution of the 485 target buildings for the LSO on SDFs on geographical basis is as follows:-

District	**No. of target buildings**
Central & Western	40
Wan Chai	24
Eastern	39
Southern	4
Kowloon City	22
Kwun Tong	9
Sham Shui Po	149
Wong Tai Sin	9
Yau Tsim Mong	155
North	3
Sha Tin	6
Kwai Tsing	8
Tsuen Wan	7
Tuen Mun	6
Yuen Long	4
Total	**485**

Amongst the 2 587 SDFs identified in the target buildings, the BD was able to gain access to 2 406 SDFs and carried out inspection. Up to February 2013, the BD had invoked section 22 of the BO to apply to the court for warrant to effect entry to four SDFs for inspection under the LSO. The powers under section 22 of the BO were

invoked only when the BD's staff had failed to gain access to the premises concerned after repeated attempts. Staff of the BD eventually entered and inspected these premises with the owners' consent. The inspections revealed that the four units (including three domestic flats and one industrial unit) had been sub-divided into several cubicles for domestic use and actionable unauthorised building works (UBWs) were found in three of the four units. The BD is taking enforcement action against these UBWs.

3. The existing resources will continue to be deployed for handling the LSO on SDFs in 2013-14. We will closely monitor the work progress of the LSO on SDFs and the adequacy of existing resources.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)275

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4223

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

1. Regarding the Joint Office (JO) established by the Department and the Food and Environmental Hygiene Department, please list out, year by year, the number of water seepage complaints received, the number of cases handled, the number of cases with the source of seepage identified, the number of applications to the Court for entry warrants to conduct investigation, the number of cases with nuisance notices issued, the number of prosecutions instigated, the number of cases with nuisance orders issued by the Court, the number of convictions and the amount of fines for the past three years (i.e. 2010-11, 2011-12 and 2012-13). Please also provide the time span generally required for handling these cases by the JO.

2. What were the staffing provision and operational expenditure for the JO in each of the past two years (i.e. 2011-12 and 2012-13)? In 2013-14, will more resources (e.g. additional staff) be allocated for expediting the handling of the complaints and improving the success rate of investigation? If so, what are the details? If not, what are the reasons? What will be the estimated expenditure and staffing provision for the JO in the coming year?

3. What pieces of equipment are now provided for the JO to conduct tests to identify the sources of water seepage? Did the JO procure any advanced equipment in 2012-13 to improve the efficiency in handling water seepage complaints and the success rate of investigation, and has the JO any plans in the coming year to procure other equipment to assist the investigation? What are the details involved in these two areas of work?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. 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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions.

The relevant statistics on the numbers of water seepage reports received, reports handled, cases with the source of seepage identified and nuisance notices issued by the JO, numbers of nuisance orders issued by the Court, prosecutions instigated, convictions and the associated penalties in the past three years are tabulated below:

	2010	**2011**	**2012**
Number of water seepage reports received Note 1	25 717	23 660	27 353
Number of reports handled	22 971	23 210	24 553
Number of cases screened out Note 2	11 051	12 219	13 727
Number of cases with source identified	4 737	4 199	4 053
Number of nuisance notices issued	3 379	3 064	3 639
Number of nuisance orders issued	40	30	17
Number of prosecutions instigated	145	90	70
Number of convictions	121	84	52
Range of fine	$500-$6,000	$500-$3,500	$500-$4,500

Note 1 : As there is a lapse of time between receipt of a report and completion of handling a report, the number of reports handled in a year does not necessarily correspond to the number of reports received in that year.

Note 2 : There are cases which do not fall within the scope of follow-up action under the statutory authority of the JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

The JO has not kept statistics on the number of applications to the Court for entry warrants. However, the number of entry warrants granted by the Court in the past three years are tabulated below:

	2010	2011	2012
Number of entry warrants granted by the Court	136	90	101

The JO also has not kept statistics on the average handling time for individual water seepage cases.

2. The pilot programme of operating the JO has been extended for two years from 2012-13 involving the provision of 64 professional and technical staff from the BD and an estimated expenditure of about $23 million per year for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases.

The number of staff from the BD for operation of the JO and the expenditure for engaging consultants to assist in conducting professional investigation on water seepage cases in 2011-12, 2012-13 and 2013-14 are tabulated below:

	2011-12	2012-13	2013-14
Number of staff from the BD	60	64	64
Expenditure for engaging consultants ($ million)	22.5	23.0 (estimate)	23.0 (estimate)

The Administration is conducting a review on the long-term role, organisation and staffing of the JO.

3. The investigation for the sources of water seepage involves the carrying out of a series of moisture level measurements and non-destructive tests such as colour water test at drainage outlets, ponding test for floor slabs and water spray test for walls. These methods are generally recognised to be direct and effective means for investigating the source of water seepage. The equipment and material involved mainly include moisture meters, UV torches and colour dyes. While there is no procurement plan for other apparatus and equipment in 2013-14, the JO endeavours to keep abreast of the latest technological developments and is working with the Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the capability of the JO in handling reports on water seepage.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)276

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4224

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

1. In the past year (i.e. 2012-13), how many complaints against unauthorised building works (UBWs) in New Territories village houses (NT village houses) in various districts were received by the Department? What were the respective number of cases already processed, confirmed to be in contravention of the law and issued with removal orders in these districts?

2. In the past year (i.e. 2012-13), what was the amount of resources spent on inspection of NT village houses initiated by the Department? Among the NT village houses inspected, how many cases of UBWs were identified and how many of them were issued with removal orders?

3. Up to now, how many removal orders against UBWs in NT village houses were not yet complied with after their expiry dates? Please provide the number of removal orders not yet complied with in one to three years, four to six years, seven to nine years and ten years or above after their expiry dates.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Buildings Department (BD) has been acting on reports from the public and referrals from other government departments on unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). From 1 April 2012 to 14 March 2013, the BD received 3 000 reports and referral cases about UBWs in NTEHs. The geographical distribution of these cases, number of cases handled as well as the corresponding number of cases of UBWs subject to enforcement action and number of removal orders issued as at 14 March 2013, broken down by the nine District Council districts in the New Territories (NT), are as follows:

District Council districts in NT	Number of reports received	Number of cases handled	Number of cases of UBWs subject to enforcement action	Number of removal orders issued
Islands	322	296	2	1
Tsuen Wan	178	167	4	3
Sai Kung	416	358	21	14
Sha Tin	354	344	14	10
Tai Po	460	348	34	16
Yuen Long	710	508	36	7
North	199	172	21	5
Kwai Tsing	86	85	0	0
Tuen Mun	275	256	7	4
Total	**3 000**	**2 534**	**139**	**60**

2. Since 1 April 2012, the BD has set up a dedicated Village Houses Section comprising 41 professional, technical and clerical staff to implement the enhanced enforcement strategy against UBWs in NTEHs. The enhanced enforcement strategy includes a large scale operation (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction. In view of the substantial scale of the enforcement against the First Round Targets, the LSO will be conducted in phases and in a systematic manner. As a start, after the setting up of the dedicated Village Houses Section on 1 April 2012, one target village had been selected from each of the nine NT districts for a pilot village by village survey which involved about 2 400 NTEHs. The village by village survey and associated administrative work under the LSO will be conducted by outsourced consultants commissioned by the Department. No additional manpower is considered necessary for the time being. In 2012, a total of 161 removal orders were issued requiring the owners concerned to demolish UBWs in NTEHs. Of the 161 removal orders against UBWs in NTEHs, 122 were issued against the First Round Targets and 39 were against other UBWs in NTEHs which were newly erected or found under construction. As the LSO is part of the overall responsibility of the dedicated Village Houses Section which undertakes the full range of work in relation to the enhanced enforcement strategy, we are not able to provide a separate breakdown for the manpower and expenditure solely for the LSO.

3. As at 14 March 2013, 978 removal orders issued against UBWs in NTEHs had not yet been complied with after the expiry dates, broken down as follows:

Years of non-compliance after expiry dates	**Number of removal orders**
less than 1 year	178
within 1-3 years	579
within 4-6 years	220
within 7-9 years	1
10 years or above	0
Total	**978**

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)277

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4225

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

1. Regarding the maintenance of private slopes and among the repair orders issued to the owners of these slopes, for how many orders had the Buildings Department (BD) appointed consultants or contractors on behalf of the owners in each of the past three years (i.e. 2010-11, 2011-12 and 2012-13)? Under what circumstances would the BD appoint the professionals concerned for the owners of private slopes? What were the criteria for the selection of the consultants or contractors? On average, how long did it take for the contractors to complete all the slope improvement works after their appointment? Were there any consultants or contractors not re-appointed due to their poor performance? If yes, please provide the details.

2. In each of the past three years (i.e. 2010-11, 2011-12 and 2012-13), how long on average did it take for the owners of private slopes to complete the repair works after having received the Dangerous Hillside Orders (DHOs)? Among the owners, how many of them had completed the slope repair works and rendered the slopes structurally safe meeting the relevant standards before the repair orders expired?

3. At present, how many DHOs are not yet complied with after the expiry dates? Please list out the respective number of repair orders not complied with in one to three years, four to six years, seven to nine years and ten years or above after the expiry dates.

4. Has the Government any plans to review the staff establishment of the Slope Safety Section and to allocate more resources to enhance the supervision of the progress of work regarding the DHOs? If yes, what are the details? If no, what are the reasons?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The primary responsibility for upkeeping the stability of private slopes rests with the slope owners. They should engage professionally-qualified persons to regularly inspect and, if necessary, repair or upgrade their slopes. The Government has been providing both financial and technical support to owners of private slopes to assist them in discharging their slope maintenance responsibility. For those slopes that have become or are liable to become dangerous, the Buildings Department (BD) will issue a dangerous hillside order (DHO) to the concerned owners requiring them to engage professionally-qualified persons to investigate the stability of the slope and propose suitable slope repair works for approval as well as to engage registered contractors to carry out the slope repair works. Upon issue of a DHO, the BD will take action to demand compliance by the owners themselves. Where a DHO has not been complied with after the specified period, the BD will issue reminders and, if necessary, warning letters to the owners to urge them to comply with the orders before considering whether to instigate prosecution. In case the owners encounter genuine difficulties in arranging the works, an extension of time may be granted on a case-by-case basis where justified to allow them more time to comply with the order. Prosecution may be initiated if the owners fail to comply with the orders without reasonable excuse. The BD will also consider engaging its consultants and contractors to carry out the required slope investigation and repair works in the owners' default and recover the costs of such works, plus supervision charge and surcharge from the owners afterwards. In 2010-11, 2011-12 and 2012-13, the BD appointed its consultants and contractors to carry out the required slope investigation and repair works in the owners' default in respect of 15, nine and 15 DHOs respectively.

   In line with the established procedures, the selection and appointment of consultants and contractors for the carrying out of slope investigation and repair works in the owners' default are conducted through tendering exercises. The major consideration in selecting such consultants and contractors include the candidates' qualification and their relevant working experience. Since the consultancies are still ongoing, largely due to the fact that slope investigation and repair works often require a long period of time to complete and that multiple private slopes are often involved in each of the consultancies, we do not have information on the average time required for completion of works. In the past three years, no consultant or contractor has been barred from re-appointment due to poor performance.

2. The BD does not keep statistics on the average time taken by owners of private slopes in complying with DHOs. In the past three years (i.e. 2010-11, 2011-12 and 2012-13), the BD issued a total of 355 DHOs. During the same period, 290 DHOs had been complied with.

3. As at 1 March 2013, 683 DHOs have yet to be complied with. The distribution of such DHOs based on the time lapsed is as follows:

Number of years lapsed	**Number of DHOs**
Below 1	108
1 to 3	285
4 to 6	130
7 to 9	90
10 or above	70
Total	**683**

4. The enforcement tasks on the safety of private slopes are carried out by the existing resources of 52 professional and technical staff of the Slope Safety Section of the BD. The existing resources will continue to be deployed in 2013-14 for the enforcement tasks on the safety of private slopes. We will closely monitor the work progress of the enforcement tasks on the safety of private slopes and the adequacy of existing resources.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)278

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4226

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

1. Regarding the handling of dangerous and abandoned signboards, what were the respective numbers of repair orders and removal orders issued by the Buildings Department (BD) in each of the past three years (i.e. 2010-11, 2011-12 and 2012-13)? For how many of the signboard owners did the BD appoint consultants or contractors in order to enforce the repair orders or removal orders? On average, how long did it take the contractors to complete the works after their appointment? What were the costs? Were there any consultants or contractors not re-appointed due to their poor performance? If yes, please provide the details.

2. In each of the past three years (i.e. 2010-11, 2011-12 and 2012-13), how long on average did the signboard owners take to complete the repair works after having received the repair orders or removal orders? Among the owners, how many of them had completed the works and rendered the signboards structurally safe meeting the relevant standards before the repair orders expired?

3. At present, how many repair orders or removal orders are not yet complied with after the expiry dates? Please list out, according to the nature of the orders, the respective numbers of repair orders and removal orders not complied with in one to three years, four to six years, seven to nine years and ten years or above after the expiry dates?

4. Has the Government any plans to review the manpower provision for the inspection of signboards, and to allocate more resources to enhance the supervision of the progress of work regarding the repair orders and removal orders? If yes, what are the details? If no, what are the reasons?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. Where dangerous or abandoned signboards are found, the Buildings Department (BD) will issue advisory letters to the signboard owners (or to the OCs/management companies of the buildings in cases where the signboard owners cannot be identified) to demand voluntary removal of the signboards. If the dangerous or abandoned signboards have not been removed or repaired after a specified period, the BD will carry out enforcement action by issuing Dangerous Structure Removal Notices (DSRNs) under section 105 of the Public Health and Municipal Services Ordinance (Cap 132), requiring the signboard owners concerned to remove or repair their signboards within a specified period. Where the DSRNs have not been complied with after the expiry of the DSRNs, the BD may arrange consultants and contractors to remove the dangerous or abandoned signboards concerned and recover any expenses incurred in the removal and in the disposal of the materials from the owners afterwards. If the owner concerned is unknown to, or cannot be readily found or ascertained, or is absent from Hong Kong, the BD may sell the materials and, after deducting from the proceeds of such sale any related expenses, shall pay the surplus, if any, into the Treasury.

   Most of the dangerous or abandoned signboards identified were removed voluntarily by the signboard owners concerned upon verbal advice of the BD or receipt of advisory letters from the BD. In the past three years, the number of dangerous or abandoned signboards so removed /repaired, the number of DSRNs issued, the number of DSRNs enforced by the BD's consultants and contractors in default of the signboard owners and the expenditure for the appointment of the BD's consultants and contractors for removal of dangerous or abandoned signboards are tabulated below:

Year	**No. of DSRNs issued**	**No. of dangerous/ abandoned signboards removed/repaired (by the signboard owners voluntarily upon receipt of advisory letters or upon the BD's verbal advice, by the signboard owners in compliance with the DSRNs, or by the BD's contractors/consultants in case of emergency)**	**No. of dangerous/ abandoned signboards removed by the BD's contractors/ consultants in default of the signboard owners**	**Total expenditure for appointment of the BD's contractors/ consultants for removal of dangerous/abandoned signboards**
2010-11	1 245	1 999	695	$960,481
2011-12	249	961	317	$652,100
2012-13 (up to 15.3.2013)	249	1 007	128	$481,842
Total	**1 743**	**3 967**	**1 140**	**$2,094,423**

(Note: the number of dangerous/abandoned signboards removed/repaired in compliance with the DSRNs and the number of DSRNs enforced by the BD in default of the signboard owners in one year may not necessarily correspond to the DSRNs issued in the same year.)

The BD does not keep statistics on the average time the BD's contractors took to complete the required works in each case. No consultants' or contractors' reappointments have been rejected by the BD due to poor performance in the past three years.

2. The BD does not keep statistics on the average time the signboard owners took to complete the required works after receiving the DSRNs. The numbers of DSRNs complied with by the signboard owners before the expiry date of the DSRNs in 2010-11, 2011-12, 2012-13 are 68, 12 and 13 respectively.

3. At present, there are 93 outstanding DSRNs which have yet been complied with. They have been outstanding for one to three years.

4. The existing resources of 549 professional and technical staff in the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Signboard Control Unit of the BD are responsible for taking enforcement action against dangerous/abandoned signboards and unauthorised signboards as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. Outsourced consultants have also been employed by the BD for regular patrol inspection and supervision on removal of dangerous/abandoned and unauthorised signboards.

   The enforcement action against dangerous/abandoned signboards and unauthorised signboards will continue to be carried out in 2013-14 using the existing resources. The BD will closely monitor the work progress of the enforcement action and the adequacy of existing resources.

   To enhance the safety of existing unauthorised signboards, the Administration plans to introduce legislative amendments to the Building (Minor Works) Regulation in 2013 to implement the Signboard Control System (SBCS). Under the SBCS, which recognises that many of the unauthorised signboards are in active use and their existence serves a useful purpose of sustaining local commercial activities, the continued use of existing unauthorised signboards that meet certain criteria (e.g. within stipulated dimensional requirements, not blocking the operation of emergency vehicles, etc.) will be allowed after safety checks, strengthening (if necessary) and certification by registered building professionals or registered contractors. The safety check and certification have to be conducted once every five years. Unauthorised signboards not joining the SBCS will be subject to the BD's enforcement action.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)279

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4227

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

1. In the past year (i.e. 2012-13), what was the total amount of resources spent by the Buildings Department (BD) for inspection of unauthorised building works (UBWs) in buildings in urban areas, and how many removal orders were issued as a result of inspections initiated by the BD? Of the removal orders issued, how many prosecutions had been instigated against non-compliant cases? What was the number of convicted cases?

2. At present, how many removal orders against UBWs in buildings in urban areas are not yet complied with after the expiry dates? Please list out the respective number of removal orders not complied with in one to three years, four to six years, seven to nine years and ten years or above after the expiry dates.

3. In each of the past three years (i.e. 2010-11, 2011-12 and 2012-13), what was the number of UBWs cases where an encumbrance was imposed because of non-compliance with the removal orders?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The enforcement action against unauthorised building works (UBWs) in the whole territory, including investigation and follow-up action, is carried out by the existing resources of 530 professional and technical staff in the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the Buildings Department (BD) as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower resources involved solely for the enforcement action against UBWs. In 2012, the BD issued 12 292 removal orders against UBWs in the whole territory and instigated 2 104 prosecutions against failure to comply with removal orders. In the

same year, 1 285 cases were convicted. We do not keep separate statistics on the number of removal orders issued against UBWs in buildings in urban areas. (As there is a lapse of time between summonses served and adjudications by the Court, the convicted cases in 2012 may arise from prosecutions instigated before 2012. Similarly, the prosecutions instigated in 2012 may arise from non-compliance with removal orders issued before 2012.)

2. For the removal orders issued before 2012 against UBWs in the whole territory, 52 514 orders are still under various stages of follow-up and have yet been complied with. The distribution of these outstanding orders according to the year of issue is as follows:

Year of issue	**Number of outstanding orders**
2002 and before	320
2003 - 2005	1 896
2006 - 2008	16 677
2009 - 2011	33 621
Total	**52 514**

We do not keep separate statistics on the number of outstanding removal orders issued against UBWs in buildings in urban areas.

3. In general, removal orders issued will be registered in the Land Registry (LR) as an encumbrance to property title. The BD does not keep statistics on the number of removal orders that have been registered in the LR.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)280

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4831

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Since last year (2012-13), what has been the provision of resources for investigation of the cases of unauthorised building works at No. 5A and 7 York Road and Houses No. 4 and 5 Yue Hei Yuen, Peel Rise, including the details of manpower, number of inspections and hours of work?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

In response to media reports on suspected unauthorised building works (UBWs) at No. 7 York Road, Kowloon Tong and Houses No. 4 and 5, No. 4 Peel Rise, The Peak, the Buildings Department (BD) conducted investigation by carrying out site inspection and checking its file records for taking appropriate follow-up action on the UBWs in accordance with the Buildings Ordinance (BO) and the prevailing enforcement policy. Such investigation and follow-up action in respect of the UBWs were carried out by staff of the respective Existing Buildings Divisions of the BD responsible for implementing the Department's building safety and maintenance enforcement programme.

For the case of No. 7 York Road, there was information indicating that registered persons under the BO were suspected to be involved in the erection of UBWs at the time of construction of the approved new building under their responsibility and that the registered persons were suspected to have knowingly submitted misrepresented documents to the BD. Therefore, apart from the investigation into the UBWs for taking appropriate enforcement action, the BD also conducted criminal investigation into whether the registered persons concerned had committed the relevant offences under the BO. The criminal investigation was conducted by staff of the New Buildings Division responsible for control of new buildings and associated building works.

As the above investigations were part of the overall duties of the concerned divisions of the BD, we are not able to provide a breakdown of the manpower and expenditure solely for handling the investigations in these two cases.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)281

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5156

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, for the past five years (i.e. from 2008 to 2012), the number of inspections conducted each year by the Buildings Department on barrier-free facilities for persons with a disability (including in large shopping arcades, commercial buildings, public facilities, etc.). What were the manpower provision involved and the findings in these inspections (including the number of cases with irregularities found, number of warning letters issued, number of successful prosecutions, etc.)?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Buildings Department (BD) has been handling unauthorised removal or alteration of approved barrier-free facilities for persons with disabilities as a type of unauthorised building works in response to reports from the public, and taking appropriate enforcement actions under the Buildings Ordinance (BO). Moreover, since 1997, the BD has been conducting the "Operation Check Walk" (OCW) every year to inspect approved barrier-free facilities in target commercial buildings. The OCW aims to arouse the building owners' awareness of their obligation to maintain such facilities in their buildings. Where irregularities of barrier-free facilities are found, the BD will issue statutory orders under the BO to require the owners to rectify the irregularities.

The statistics on enforcement actions on barrier-free facilities since 2008 are tabulated below:

	2008	**2009**	**2010**	**2011**	**2012**
Number of buildings inspected under the OCW	15	15	15	15	15
Number of reports on removal or alteration of approved barrier-free facilities received	16	8	15	17	16

Number of statutory orders issued	44	46	38	23	2
Number of prosecutions instigated against failure to comply with statutory orders	1	0	0	0	0

The existing resources of 530 professional and technical staff of the Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD have been deployed to carry out the above enforcement actions against irregularities of barrier-free facilities as part of the overall duties of the concerned Divisions to implement the Department's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower involved solely for the enforcement work on barrier-free facilities.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)282

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3622

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Administration indicated that the target on removal of unauthorised roof structures was adjusted from 500 to 350 buildings in 2012 in order to balance the additional workload arising from the enhanced operation on inspection of sub-divided flats. Please provide the following information:

a) Has assessment been made on the effect of reducing the number of target buildings?

b) Has consideration been given to increasing the manpower to balance the additional workload arising from these two areas of work? If yes, what is the number of additional staff and what is the expenditure? If no, what are the reasons?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

a) While immediate enforcement action will be taken on all unauthorised building works (UBWs) constituting obvious hazard or imminent danger to life or property upon reports received from the public, the enforcement policy of the Buildings Department (BD) against UBWs was revised in 2011 by extending the scope of actionable UBWs for priority enforcement action to include UBWs on rooftops and podiums as well as those in yards and lanes of buildings, irrespective of their risk to public safety or whether they are newly constructed. In view of the potentially large number of this category of actionable UBWs, prioritisation is necessary to handle such UBWs in an orderly manner. The enforcement action will be prioritised in accordance with publicised criteria. In implementing the revised enforcement policy, the BD has launched a large scale operation (LSO) since April 2011 to remove such UBWs in 500 target buildings each year.

As the BD would take immediate enforcement action against UBWs on rooftops, flat roofs, yards and lanes which constitute obvious hazard or imminent danger to life or property upon reports received from the public, the UBWs targeted for removal in the LSO are generally those that exhibit no apparent dangers themselves nor pose any obvious dangers to adjacent buildings or the public. As such, it is believed that the reduction of target buildings from 500 to 350 in the LSO in 2012 for redeployment of resources to handle irregularities found in building works associated with sub-divided flats would not lead to increased potential risks to buildings with unauthorised roof structures. The number of target buildings for the LSO will resume to 500 per annum in 2013.

b) The enforcement action against UBWs will continue to be carried out using the existing resources of 530 professional and technical staff in the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. The BD has no plan at this stage to increase the manpower specifically for enforcement action against unauthorised roof structures and sub-divided flats.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)283

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3623

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 2012, the number of sub-divided flats (SDFs) inspected was 1 786 and the number of SDFs rectified of irregularities was 82. Please provide the following information:

a) Among the SDFs rectified, what were the major types of irregularities? What was the time required for rectification?

b) What was the number of SDFs with irregularities found but not yet rectified?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

a) The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of building works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The operation was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of this LSO was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the LSO in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013, a total of 485 target buildings have been inspected, with 2 587 SDFs identified.

As at 28 February 2013, 1 229 removal orders had been issued against the irregularities of building works found under the LSO and 45 prosecutions had been instigated against failure to comply with the removal orders issued under the LSO. The more commonly found irregularities of building works associated with the SDFs are the formation of unauthorised door openings that contravene the fire-resisting construction requirements of the means of escape, the installation of partition walls that block the fire escape routes, sub-standard drainage works that result in water seepage and excessive installation of

partition walls and/or thickening of floor screeding that result in overloading of the floor slabs. The Buildings Department (BD) has not kept statistics on the average time taken to rectify the irregularities.

b) As the BD is still finalising the inspection results, the BD cannot provide information on the number of SDFs with irregularities yet to be rectified.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)284

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3624

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 Department will create 87 posts in 2013-14. Please provide information on the nature of work, ranks and salaries involved in these posts.

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The 87 new posts to be created in the Buildings Department (BD) in 2013-14 comprise 21 professional posts (four Senior Building Surveyor / Senior Structural Engineer and 17 Building Surveyor / Structural Engineer posts) (Master Pay Scale Points 30 - 49 ($47,630 - $100,625)), nine technical posts (Survey Officer (Building) / Technical Officer (Structural) posts) (Master Pay Scale Points 9 - 22 ($16,825 - $33,020)) and 57 clerical grade posts (Master Pay Scale Points 1 - 15 ($10,160 - $23,530)).

Among the 87 new posts, ten posts for professional and technical staff and 57 posts for clerical grade staff will be engaged for strengthening departmental and supporting services, as well as enhancing the BD's building safety and maintenance enforcement programme through strengthening the research and development capacity, enhancing the audit function and reinforcing the support for various divisions in implementing the BD's enforcement programme. The other 20 posts for professional and technical staff will be assigned to strengthen services in the approval of building plans and related applications for private development projects.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)285

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3625

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 rectification of irregularities of building works associated with sub-divided flats, please advise:

a) the number of buildings targeted in 2012 in each district;

b) the planned number of buildings targeted in 2013 in each district; and

c) the assessment, if any, of the remaining number of buildings with sub-divided flats in Hong Kong. If assessment has been made, what are the details? If not, what are the reasons?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

a) The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of buildings works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The operation was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of this operation was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. For the 369 target buildings under the LSO in 2012, their distribution on geographical basis is as follows:-

District	No. of target buildings
Central & Western	28
Wan Chai	13
Eastern	26
Kowloon City	6
Kwun Tong	3
Sham Shui Po	137
Wong Tai Sin	7
Yau Tsim Mong	138
Sha Tin	2
Kwai Tsing	4
Tsuen Wan	3
Tuen Mun	2
Total	**369**

b) We are still finalising the list of target buildings for the LSO in 2013. The Buildings Department (BD) is not able to provide the distribution of target buildings at this stage.

c) As the BD has not conducted any territory-wide survey on SDFs, we are not able to provide an assessment on the number of buildings with SDFs in Hong Kong.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)286

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3626

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

With increasing public concern about unauthorised building works, there is a rising number of such reports to the Buildings Department from members of the public. In this connection, the Administration has indicated the need to respond efficiently to reports from members of the public. Has assessment been made on the manpower required? Will additional manpower be engaged to handle the rising number of reports, so as to avert delayed investigation or follow-up action due to manpower shortage? If yes, what are the details? If no, what are the reasons?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The handling of reports on unauthorised building works (UBWs), including investigation and follow-up action, is carried out by 530 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the Buildings Department (BD) as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower involved solely for handling reports on UBWs.

The existing professional and technical manpower will continue to be deployed for handling reports on UBWs in 2013-14. We will closely monitor the work progress of handling reports on UBWs and the adequacy of existing resources.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)287

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3627

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Administration has indicated that, in 2013-14, it will continue the publicity and public education campaign to disseminate building safety messages to building owners, occupants, building professionals, contractors, workers, property management personnel, students and the general public, and to foster a building safety culture. What are the details of the work concerned? What is the expenditure involved?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

In 2013-14, the Buildings Department (BD) will continue its public education and publicity campaign to disseminate messages on building safety and foster a building safety culture in the community. The objectives are to raise public awareness of building owners' responsibility for repairing their property, the risks of unsafe building works and unauthorised building works and to promote the Mandatory Building Inspection Scheme, the Mandatory Window Inspection Scheme as well as the Minor Works Control System. The public education activities will include general talks for students and building owners; technical talks and briefings for building professionals and contractors, roadshows and publication of guidelines on the BD's website. The publicity activities will include Announcements in the Public Interest (APIs) on television, radio, buses and trains, mini-TV programmes as well as banners to be displayed on bus and minibus bodies, and publication of newspaper supplements, pamphlets, booklets and posters. The related work will be handled by the existing staff resources of the Information Unit and the Public Education and Publicity Unit of the BD. The estimated total expenditure for the printing of publicity materials, the cost of broadcasting APIs, and for employing outsourced contractors and service providers for carrying out public education, producing publicity materials and ongoing publicity activities in 2013-14 is $13 million.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)288

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3628

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Administration issued 161 removal orders against unauthorised building works in New Territories exempted houses in 2012. Please advise, up to now, what is the number of cases in which removal works have been completed? What is the number of cases in which removal works are in progress? Why is that the removal works in the other cases have not been completed?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The Buildings Department (BD) has been implementing the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) since 1 April 2012. The enhanced enforcement strategy includes a large scale operation for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

Of the 161 removal orders against UBWs in NTEHs issued in 2012, 122, or 76% of them were issued against the First Round Targets and 39 of them were against other UBWs in NTEHs which were newly erected or found under construction. Depending on the scale and complexity of the works involved, the owners are normally given 60 days, or up to 150 days as may be necessary, for compliance with the order. Where an owner fails to comply with the requirements of a removal order without a reasonable excuse, the BD may institute prosecution under section 40(1BA) of the Buildings Ordinance.

At present, of the 161 removal orders issued, four orders have been complied with. The BD is arranging for prosecution against the owners in 45 cases for non-compliance with the removal orders. For the remaining cases, they are still outstanding due to various reasons, including the owners' appeals against the orders yet to be considered by the Appeal Tribunal (Buildings), technical difficulties encountered in carrying out the removal works, and genuine personal problems of some owners. The BD will continue to monitor progress and to encourage voluntary compliance within the relevant time-limits.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)289

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3629

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Administration has indicated that, in 2013-14, it will continue to take vigorous enforcement action against unauthorised building works, which includes instigating more prosecutions in 2013. Please advise:

a) What are the details of the vigorous enforcement action to be taken? Apart from instigating prosecutions, will other means be employed?

b) Has assessment been made whether the current manpower is sufficient for the task in order to avoid the work progress being affected by staffing problems?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

a) Apart from handling reports on unauthorised building works (UBWs) made by members of the public, the Buildings Department (BD) will also continue its enforcement action against UBWs in 2013-14 through its large scale operations (LSOs) to tackle actionable UBWs in an orderly and systematic manner. When UBWs are identified during the LSOs or upon inspection in response to reports on UBWs made by the public, the BD will issue removal orders in accordance with the Buildings Ordinance (Cap. 123) and the enforcement policy against UBWs. Upon issue of a removal order, the BD will take action to demand compliance by the owners themselves. Where the orders have not been complied with after a specified period, the BD will issue reminders and, if necessary, warning letters to the owners to urge them to comply with the orders before considering whether to instigate any prosecution. In case the owners encounter genuine difficulties in arranging the works, an extension of time may be granted to allow more time for them to comply with the order on a case-by-case basis where justified. Prosecution may be instigated if the owners fail to comply with the orders without reasonable excuse. The BD will also consider engaging government contractors to carry out the required works in owners' default and recover the cost of such works, plus supervision charge and surcharge from the owners.

b) The enforcement action against UBWs is carried out using the existing resources of 530 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We will closely monitor the work progress of the enforcement action against UBWs and the adequacy of existing resources.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)290

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4139

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

On the enforcement front, the Buildings Department (BD) would enhance enforcement action against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs), removing systematically those UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety. At the same time, the BD would implement a reporting and regular certification scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, in order to ensure structural safety of the NTEHs and gather information for developing an appropriate follow-up strategy. On the other hand, the BD would further enhance enforcement action against sub-divided flats (SDFs) by increasing the number of target buildings in the large scale operation on inspection of SDFs by 30%, i.e. to 200 buildings each year. For the first time, 30 industrial buildings would be included as the target buildings. Besides, in view of the potential fire risks that hawker stalls may pose to nearby buildings, the BD would strive to complete by the middle of the year a one-off special operation on inspection of SDFs in old style buildings located in the vicinity of hawker stalls, thereby increasing the number of buildings with SDFs inspected to around 370 in 2012. Please provide the following information:

1. The state of, and enforcement action against, UBWs found in existing NTEHs from March 2008 to March 2013;

2. The state of, and enforcement action against, UBWs found in existing SDFs from March 2008 to March 2013; and

3. The state of, and enforcement action against, UBWs found in domestic properties of a market value above $100 million from March 2008 and March 2013.

Asked by: Hon. LEUNG Kwok-hung

Reply:

1. The Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). In line with the then prevailing enforcement policy, BD's past enforcement action focused on UBWs which constituted obvious hazard or imminent danger to life or property and UBWs that were newly erected or found under construction. Since 1 April 2012, the BD has set up a dedicated Village Houses Section to implement the enhanced enforcement strategy against UBWs in NTEHs. The enhanced enforcement strategy includes large scale operations (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction. In view of the substantial scale of the enforcement against the First Round Targets, the LSO will be conducted in phases and in a systematic manner. As a start after the setting up of the dedicated Village Houses Section on 1 April 2012, one target village had been selected from each of the nine New Territories districts for a pilot village by village survey which involved about 2 400 NTEHs. We have streamlined the modus operandi in the light of experience. It is assessed that the Village Houses Section will be able to meet the target of surveying First Round Targets in 8 000 NTEHs in 2013. A total of 161 removal orders were issued in 2012 requiring the owners concerned to demolish UBWs in NTEHs. At the end of the reporting period on 31 December 2012, the BD had received under the Reporting Scheme 18 034 report forms which involved more than 30 000 UBWs. The report forms are being processed, including verifying the information provided, auditing the information on site, categorising the reported UBWs and entering the records into BD's information system. The BD will then analyse the information collected and formulate further follow-up action plans.

According to the BD's record, the numbers of removal orders issued by the BD against UBWs in NTEHs and the numbers of removal orders complied with from 2008 to mid-March 2013 (up to 14 March 2013) are tabulated below:

Year	**Number of removal orders issued**	**Number of removal orders complied with**
2008	423	272
2009	291	164
2010	304	153
2011	377	96
2012	161	4
2013 (up to 14.3.2013)	21	0
Total	**1 577**	**689**

(Note: removal orders complied with in a year may not necessarily correspond to removal orders issued in the same year)

The numbers of prosecutions instigated by the BD and the numbers of convictions in respect of failure to comply with removal orders issued against UBWs in NTEHs from 2008 to mid-March 2013 (up to 14 March 2013) are listed below:

Year	**Number of prosecutions instigated**	**Number of convictions**
2008	66	38
2009	132	76
2010	129	77
2011	204	169
2012	84	71
2013 (up to 14.3.2013)	12	13
Total	**627**	**444**

(Note: convicted cases in a year may not necessarily arise from prosecutions instigated in the same year)

2. The BD has been handling irregularities of building works associated with sub-divided flats (SDFs) in response to reports from the public. The numbers of removal orders issued against irregularities of building works associated with SDFs in response to reports received and the numbers of removal orders complied with from 2008 to 28 February 2013 are tabulated as follows:

Year	**Number of removal orders issued in response to reports received**	**Number of removal orders (issued in response to reports received) complied with**
2008	43	35
2009	12	8
2010	18	14
2011	38	21
2012	120	15
2013 (up to 28.2.2013)	15	0
Total	**246**	**93**

(Note: removal orders complied with in a year may not necessarily arise from removal orders issued in response to reports received in the same year)

The numbers of prosecutions instigated by the BD against irregularities of building works associated with SDFs in response to reports and the numbers of cases convicted from 2008 to 28 February 2013 are tabulated as follows:

Year	**Number of prosecutions instigated**	**Number of convictions**
2008	14	2
2009	9	2
2010	5	4
2011	7	4
2012	9	2
2013 (up to 28.2.2013)	1	0
Total	**45**	**14**

(Note: convicted cases in a year may not necessarily arise from prosecutions instigated in the same year)

Since April 2011, a LSO to inspect 150 target buildings per year for rectification of irregularities of building works associated with SDFs has been launched. In the nine months from April to December 2011, 116 target buildings were selected for the LSO. The LSO was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of the LSO was also adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the LSO in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013, a total of 485 target buildings have been inspected, with 2 587 SDFs being identified. As at 28 February 2013, 1 229 removal orders had been issued against the irregularities of building works found under the LSO and 109 had been complied with. During the same period, the BD had instigated 45 prosecutions against failure to comply with removal orders issued under the LSO, among which 11 had been convicted.

3. Market value of a property is not a consideration of the BD in taking enforcement action against UBWs and hence the BD does not have the requested statistics on the enforcement action against UBWs in domestic properties according to their market value.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)291

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3556

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The number of applications for approval of general building plans [(gross floor area of proposed new buildings approved (in 1 000 m^2)] has been undulating in recent years. There were 7 494 in 2011 and 2 094 in 2012. The Department estimates that there will be about 4 600 in 2013. In this connection, will the Department inform this Committee of the average processing time for each application of new building proposal in 2011 and 2012? What strategy and mechanism is in place to ensure efficient handling of the applications received? What was the financial provision and manpower allocated for this work in 2011, 2012? Will there be any increase or decrease in resources for this work in 2013?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Buildings Department (BD) processes applications for approval of building plans for new building proposals in accordance with the provisions of the Buildings Ordinance (BO) and its allied regulations. The BD is subject to statutory time limits under the BO in processing building plan applications. Under the BO, the Building Authority shall be deemed to have given his approval of plans unless he has notified his refusal to give approval within the stipulated timeframes. The statutory timeframes are 60 days for new submissions and 30 days for re-submissions of plans respectively. If a first submission is disapproved and the applicant wishes to proceed with the proposal, a re-submission will be required. On the other hand, for approved cases, a re-submission of plans should be made when the applicant proposes to change the design of the proposal as shown on the approved plans.

The BD processed a total of 15 616 and 16 540 applications for approval of building plans, including new submissions and re-submissions of plans, in 2011 and 2012 respectively. The average processing time of building plan submissions in 2011 and 2012 is tabulated below:

	2011	**2012**
Average processing time of new submissions of building plans	54.0 days	54.3 days
Average processing time of re-submissions of building plans	25.0 days	24.7 days

The BD has put in place a monitoring system based on the standard procedures and guidelines with the assistance of a computerised information system to ensure efficient handling of building plan submissions within the statutory time limits. To facilitate processing and approval of the submissions, the BD has also issued Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers to enhance the understanding of the practitioners of how the BD applies and enforces the provisions of the BO and its regulations as well as other related administrative and advisory matters.

The existing resources of 170 professional and technical staff in the two New Buildings Divisions of the BD have been deployed to process applications for approval of building plans as part of their overall duties in the control of new buildings and associated works on private land. We are not able to provide a breakdown of the manpower or financial provision involved solely for the plan processing work.

To strengthen services in the approval of plans and related applications for private development projects, 20 new posts for professional and technical staff comprising one Senior Building Surveyor, one Senior Structural Engineer, five Building Surveyors, six Structural Engineers, three Survey Officers and four Technical Officers will be allocated to the New Buildings Divisions of the BD in 2013-14.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)292

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3557

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 actual minor works submissions received in 2012 is 66 517, a marked increase as compared with that of 2011. The Department further estimates the number to increase to 70 000 in 2013. It is considered that the increase in the number of minor works submissions between 2011 and 2012 was due to growing public awareness of the simplified requirement for the carrying out of minor works. Will the Department inform this Committee:

(a) Please provide a breakdown of minor works submissions received in 2011 and 2012 by Classes I, II and III minor works;

(b) The resources and manpower involved in dealing with this task for 2011-12, 2012-13 and 2013-14, with a breakdown by Classes I, II and III minor works;

(c) The average processing time for each submission for 2011 and 2012, with a breakdown by Classes I, II and III minor works; and

(d) The number of submissions turned down by the Department for 2011 and 2012, with a breakdown by Classes I, II and III minor works, and the reasons for that?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

All minor works submissions received by the Buildings Department (BD) will go through an initial processing by the BD. Submissions with incorrect information or omission of essential information will be screened out and returned to the persons who arranged for the works to be carried out. The other submissions will be processed and classified according to different classes/types/items of minor works. Where relevant requirements are met, the Building Authority (BA) will acknowledge the submissions by issuing an acknowledgement letter.

a) The BD received 40 062 and 66 517 minor works submissions in 2011 and 2012 respectively. Among these submissions, 3 087 and 7 970 submissions were initially screened out and returned to the persons who arranged for the works to be carried out in 2011 and 2012 respectively due to incorrect information or omission of essential information in the submissions. A breakdown of the remaining 36 975 and 58 547 minor works submissions received in 2011 and 2012 respectively by classes of minor works is as follows:

Year	**Number of submissions received excluding those returned without processing**		
	Class I	**Class II**	**Class III**
2011	1 193	23 203	12 579
2012	2 474	41 899	14 174

b) The work associated with the processing of minor works submissions under the Minor Works Control System (MWCS) has mainly been handled by the existing resources of 20 professional and technical staff of the Minor Works Unit of the BD. The existing resources of professional and technical staff in the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the two New Buildings Divisions of the BD are also used for carrying out audit checks on completed minor works as part of the Divisions' overall duties to implement the BD's building safety and maintenance enforcement programme, and control of new buildings and new building works. We are thus not able to provide a breakdown of the manpower and resources solely for the processing of minor works submissions in 2011-12, 2012-13 and 2013-14.

c) We are not able to provide the average processing time of each submission for Class I, II and III minor works as the BD does not keep statistics on the time taken in processing each submission.

d) The number of minor works submissions which were not screened out initially, but could not be processed for acknowledgement (i.e. no acknowledgement letters were issued by the BA) by the BD in 2011 and 2012 by classes of minor works is as follows:

Year	**Number of submissions which could not be processed for acknowledgement**			
	Class I	**Class II**	**Class III**	**Total**
2011	222	2 497	5 216	**7 935**
2012	307	2 819	1 748	**4 874**

(Note: As there is a lapse of time between the receipt and the processing of submissions, the above figures for 2012 may also include submissions received in 2011.)

Some major reasons for cessation to process the minor works submissions for acknowledgment include inconsistent information, the minor works concerned not being carried out by the appropriate type/class of registered contractors*, prescribed building professionals not appointed as required, and other forms of non-compliance with the simplified requirements under the MWCS.

*Different classes/types/items of minor works should be carried out by registered general building contractors or registered minor works contractors who have been registered for those particular classes/types/items of minor works involved.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)293

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3570

Head: 82 Buildings Department Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Buildings Department has estimated that it will create 87 additional posts in 2013-14; on the other hand, the staffing provision of the Department for 2013-14 is $94.5 million or 9.2% higher than the revised estimate for 2012-13. In these connections, please provide a breakdown of the provision and the new posts created for the following work:

(a) enforcement against Unauthorised Building Works in New Territories exempted houses;

(b) large scale operations against sub-divided flats; and

(c) full implementation of Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The 87 new posts to be created in the Buildings Department (BD) in 2013-14 comprise 21 professional posts (four Senior Building Surveyor / Senior Structural Engineer and 17 Building Surveyor / Structural Engineer posts), nine technical posts (Survey Officer (Building) / Technical Officer (Structural) posts) and 57 clerical grade posts.

Among the 87 new posts, ten posts for professional and technical staff and 57 posts for clerical grade staff will be engaged for strengthening departmental and supporting services, as well as enhancing the BD's building safety and maintenance enforcement programme through strengthening the research and development capacity, enhancing the audit function and reinforcing the support for various divisions in implementing the BD's enforcement programme. The other 20 posts for professional and technical staff will be assigned to strengthen services in the approval of building plans and related applications for private development projects.

(a) Unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) - Since 1 April 2012, the BD has established a dedicated Village Houses Section to implement the enhanced enforcement strategy against unauthorised UBWs in NTEHs. The enhanced enforcement strategy includes a large scale operation for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction. In 2013-14, the expenditure for the Village Houses Section is estimated to be about $33 million, made up of $25 million in staff cost and associated departmental expenditure and $8 million in consultancy fees. No additional professional or technical posts will be created for the Village Houses Section in 2013-14.

(b) Enforcement action against irregularities of building works associated with sub-divided flats (SDFs) - As the enforcement action against irregularities of building works associated with SDFs, including the large scale operation on SDFs, is carried out by the 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme, we are not able to provide a breakdown of the manpower and financial provision allocated solely for this initiative. No additional professional or technical posts will be created specifically for carrying out the enforcement action against SDFs in 2013-14.

(c) Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) – The implementation of the MBIS and the MWIS is part of the overall duties of the 493 professional and technical staff of the Mandatory Building Inspection Division and the two Existing Buildings Divisions of the BD. The Mandatory Building Inspection Division is also responsible for taking enforcement actions against irregularities of building works associated with sub-divided flats and enforcing the fire safety legislation. We are thus not able to provide a breakdown of the manpower and financial provision allocated specifically for implementing the MBIS and the MWIS. No additional professional or technical posts will be created specifically for implementing the MBIS and the MWIS in 2013-14.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)294

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4915

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 this Programme, the financial provision estimated for 2013-14 is $1,124 million. It is mentioned in the Programme that the Buildings Department "continued the operation of the pilot Joint Office (JO) with the Food and Environmental Hygiene Department to handle public reports about water seepage problems for another two years from 2012-13". In this connection, please provide the respective details about the following since 2006:

1) The expenditure items and staff establishment of the JO each year;

2) List out in table form the respective numbers of complaints received by the JO and its district offices from commercial, residential and industrial buildings each year, and provide a breakdown according to the age of the buildings at ten-year intervals; and

3) The number of staff and the staff establishment, estimated provision and expenditure of each district office of the JO.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

1) 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 consider intervention by exercising the relevant statutory powers. To facilitate action, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established the Joint Office (JO) as a pilot programme since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. The programme has been extended for another two years from 2012-13, involving the provision of 64 professional and technical staff from the BD and an estimated expenditure of about $23 million per year for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases.

The number of staff from the BD for the operation of the JO and the expenditure for engaging consultants in the past seven years since the JO was established in 2006 are tabulated below:

	2006-07	**2007-08**	**2008-09**	**2009-10**	**2010-11**	**2011-12**	**2012-13**
Number of staff from the BD	60	60	60	60	60	60	64
Expenditure for engaging consultants ($ million)	1.4	7.5	19.9	23.0	28.0	22.5	23.0 (estimate)

2) The numbers of reports on water seepage received by the JO from 2006 to 2012, broken down by its 19 district offices, are as follows:

District Offices	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**
Central & Western	448	803	1 085	1 014	1 338	1 177	1 213
Wanchai	826	857	1 071	874	908	835	910
Southern	281	662	924	905	1 132	958	1 138
Eastern	2 311	2 229	2 555	2 761	3 169	2 948	3 315
Kwun Tong	1 048	1 250	1 309	1 494	1 675	1 867	2 161
Wong Tai Sin	275	585	672	763	980	894	1 125
Islands	50	115	185	103	121	94	127
Yuen Long	186	404	519	509	613	612	674
North	196	391	444	564	663	517	675
Shatin	503	1 144	1 406	1 509	2 003	1 796	1 985
Sai Kung	144	344	520	518	695	757	977
Tai Po	186	476	594	626	752	648	826
Kowloon City	2 048	1 974	2 641	2 637	3 116	2 380	2 798
Sham Shui Po	1 298	1 512	1 754	1 640	1 826	1 516	1 771
Yau Tsim	528	810	942	904	1 007	1 041	1 093
Mong Kok	957	996	1 307	1 394	1 434	1 313	1 399
Kwai Tsing	344	687	996	930	1 188	1 370	1 656
Tsuen Wan	543	1 033	1 306	1 093	1 330	1 234	1 531
Tuen Mun	561	1 135	1 487	1 531	1 767	1 703	1 979
Total	**12 733**	**17 405**	**21 717**	**21 769**	**25 717**	**23 660**	**27 353**

The JO does not keep separate statistics for buildings of different types and age.

3) As some staff from the BD have been deployed to handle the work of the JO in more than one district office and some consultants have been engaged to handle the assignments from more than one district office, we are not able to provide a breakdown of the manpower or expenditure from the BD for each of the 19 district offices of the JO.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)295

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4918

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 Programme, it is mentioned that the Department "completed the stock taking exercise to record all unauthorised building works (UBWs) and unauthorised signboards erected on the exterior of private buildings". Please provide the following information:

1) The estimated number of UBWs and unauthorised signboards involved;

2) The resource allocation and staff establishment for the entire exercise; and

3) The estimated time required to complete the stock taking exercise.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

1) Prior to the commencement of the stock taking exercise, the number of unauthorised building works (UBWs) and unauthorised signboards were estimated at 400 000 and 190 000 respectively. As the survey results of the stock taking exercise are still being finalised, we are not able to provide the respective estimated numbers of UBWs and unauthorised signboards recorded at this stage.

2) The site surveys and information system enhancement to record the numbers and types of UBWs and unauthorised signboards erected on the exterior of private buildings were mainly carried out by outsourced consultants employed by the Buildings Department (BD) using a funding of $27.4 million allocated to the BD in 2011. The existing resources for 530 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD were also responsible for contract administration and audit checking of the survey results as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower and resources solely for the stock taking exercise.

3) The stock taking exercise was commenced in May 2011 and site surveys were practically completed in December 2012. The survey results are currently being finalised. The whole exercise is expected to be completed in the second half of 2013.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)296

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4919

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 Programme, it is mentioned that the Department "continued the large scale operation on removal of large unauthorised signboards targeting at 120 such signboards in 2012." Please provide the following information:

1) The details of these 120 large signboards, including the irregularities involved, the dates of enforcement, the fees for their removal works, their locations and the buildings involved;

2) The remaining number of large unauthorised signboards pending removal; and

3) The expected progress of work in 2013-14.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

1. The 120 large unauthorised signboards targeted for removal under the large scale operation (LSO) carried out by the Buildings Department (BD) in 2012 include projecting signboards with display areas larger than 20 square metres (m^2), wall signboards with display areas larger than 40 m^2 and signboards with projections over street of more than 4.2 metres from the external wall of a building. These target signboards are unauthorised as they were erected without prior approval of building plans and consent to the commencement of building works by the Building Authority as required under the Buildings Ordinance (Cap. 123).

   The BD does not have readily available details of the locations of the target signboards and the buildings involved. The distribution of the premises involved in the LSO on removal of large unauthorised signboards in 2012 on geographical basis is tabulated as follows:

Area	Districts	No. of large unauthorised signboards targeted for removal
Hong Kong	Central and Western	14
	Wan Chai	14
	Eastern	8
	Southern	5
	Sub-total	*41*
Kowloon	Kowloon City	15
	Kwun Tong	7
	Yau Tsim Mong	21
	Sham Shui Po	13
	Wong Tai Sin	5
	Sub-total	*61*
New Territories	Islands	0
	North	0
	Sai Kung	0
	Sha Tin	1
	Tai Po	0
	Tsuen Wan	3
	Tuen Mun	5
	Yuen Long	5
	Kwai Tsing	4
	Sub-total	*18*
	Total:	**120**

Removal orders against the large unauthorised signboards targeted were issued from August 2012 onward after completion of investigation. So far, removal orders were issued in respect of 100 of the targeted signboards and 13 of the targeted signboards were removed either by the signboard owners voluntarily or in compliance with the removal orders. We have no information on the removal costs involved. The BD will continue to issue removal orders against the remaining large unauthorised signboards targeted for removal and follow up with the removal orders that have not yet been complied with.

2. We do not have information on the total number of large unauthorised signboards in the whole territory. Nonetheless, the BD is conducting a stock taking exercise to record all unauthorised building works including unauthorised signboards erected on the exterior of private buildings. The stock taking exercise is expected to be completed around the second half of 2013.

3. In 2013-14, the BD will continue the LSO on removal of large unauthorised signboards. In 2013, we plan to issue 250 removal orders and it is expected that 125 large unauthorised signboards will be removed either by the owners voluntarily upon receipt of advisory letters, by the owners in compliance with removal orders, or by the BD's consultants and contractors in default of the signboard owners.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)297

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4920

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 "completed village by village survey to 2 400 New Territories exempted houses to identify unauthorised building works that constitute serious contravention of the law and pose higher potential risks to building safety (First Round Targets) for priority enforcement action." In 2013-14, what is the amount of resources set aside for the operation concerned? What is the number of houses as First Round Targets in the operation? What is the staffing provision involved and what is the date of commencement of the operation?

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

Since 1 April 2012, the Buildings Department has set up a dedicated Village Houses Section to implement the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). The enhanced enforcement strategy includes a large scale operation (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

In view of the substantial scale of the enforcement against the First Round Targets, the above LSO will be conducted in phases and in a systematic manner. As a start, after the setting up of the dedicated Village Houses Section on 1 April 2012, one target village had been selected from each of the nine New Territories districts for a pilot village by village survey which involved about 2 400 NTEHs. We have streamlined the modus operandi in the light of experience. It is assessed that the dedicated section will be able to meet the target of surveying First Round Targets in 8 000 NTEHs in 2013.

The Village Houses Section comprises 41 professional, technical and clerical staff. In 2013-14, the annual operating cost of the section is estimated at $33 million, made up of $25 million in staff cost and associated departmental expenditure and $8 million in consultancy fees. As the LSO is part of the overall responsibility of the Village Houses Section which undertakes the full range of work in relation to the enhanced enforcement strategy, we are not able to provide separate breakdown for the expenditure for conducting the village by village surveys and for the LSO. In 2013-14, these surveys and LSO will be on-going exercises, in continuation of the initiative which commenced on 1 April 2012.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)298

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4263

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 new buildings under the Programme, the Administration has estimated that 390 new building proposals will be approved in 2013-14. In this connection, please provide the following information:

1. Of the 390 new building proposals to be approved, what are the estimated number of residential developments and their distribution in each district?

2. Of the gross floor area (GFA) of the proposed new buildings to be approved, what are the total GFA and number of small and medium-sized residential flats involved?

3. What are the estimated changes in the composition of posts, number of posts and expenditure of the staff establishment in 2013-14?

Asked by: Hon. WONG Kwok-hing

Reply:

The Buildings Department (BD) has estimated that about 390 new building proposals with a total gross floor area (GFA) of about 4 600 000 square metres will be approved in 2013. The BD is unable to estimate the number of residential developments among the new building proposals that it may approve and their distribution on a geographical basis, or the total GFA and number of small and medium-sized residential flats involved, as all these will depend on the applications to be received.

To strengthen services in the approval of building plans and related applications for private development projects, 20 new posts for professional and technical staff comprising one Senior Building Surveyor, one Senior Structural Engineer, five Building Surveyors, six Structural Engineers, three Survey Officers (Building) and four Technical Officers (Structural) will be allocated to the New Buildings Divisions of the BD in 2013-14. The above increase in manpower involves an additional expenditure of about $7 million per annum.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)299

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4605

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 work of the Buildings Department (BD) on scrutinising and approving building plan submissions for new buildings, please advise this Committee:

1. In each of the past three years (2010-11, 2011-12 and 2012-13), what was the number of new submissions received by the BD? How many of such applications required a re-submission of plans? What was the percentage of such re-submissions in the total number of applications? What was the number of applications requiring more than one re-submission?

2. In each of the past three years (2010-11, 2011-12 and 2012-13), what was the average time required from the receipt of a new submission to the completion of the approval process?

Asked by: Hon. WU Chi-wai

Reply:

The Buildings Department (BD) processes applications for approval of building plans in accordance with the provisions of the Buildings Ordinance (BO) and its allied regulations. If a first submission is disapproved and the applicant wishes to proceed with the proposal, a re-submission will be required. On the other hand, for approved cases, a re-submission of plans should be made when the applicant proposes to change the design of the proposal as shown on the approved plans. The BD does not keep statistics on building works proposals with or without re-submissions of building plans.

The BD is subject to statutory time limits under the BO in processing building plan applications. Under the BO, the Building Authority shall be deemed to have given his approval of plans unless he has notified his refusal to give approval within the stipulated timeframes. The statutory timeframe is 60 days for new submissions.

The statistics on the numbers of new submissions and re-submissions of building plans and the average processing time of new submissions processed in 2010-11, 2011-12 and 2012-13 are tabulated below:

	2010-11	**2011-12**	**2012-13***
Number of new submissions of building plans processed by the BD	5 391	5 515	4 125
Number of re-submissions of building plans processed by the BD	9 411	10 308	8 370
Average processing time of new submissions of building plans received	53.3 days	53.9 days	54.5 days

* Figures up to 31 December 2012

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 9.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)300

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3731

Head: 33 Civil Engineering and Development Department

Subhead (No. & title):

Programme: (8) Advice on Development Proposals

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

Regarding the indicators under the above Programme of the Department, please provide information on the following:

a) In 2011 and 2012, how many working days on average were required by the Department to give advice and comments on a town plan and/or planning brief? Will the Department consider formulating criteria for the performance measures for this part of work?

b) The indicator states "town plans, planning briefs, public and private development proposals and planning applications dealt with per post". Which rank(s) of staff does "per post" refer to? What were/will be the actual and estimated numbers of staff responsible for this part of work in 2011, 2012 and 2013 respectively? During the period, what were/will be the public and private development proposals and planning applications actually handled and expected to be dealt with respectively?

Asked by: Hon. CHAN Hak-kan

Reply:

The time spent on providing comments and advice on the examination of town plans, planning briefs, public and private development proposals and planning applications varies from case to case depending on the complexity of each case. Many of them might also involve meetings and liaison with the relevant parties. We have not kept records on the actual time spent on each of the cases.

The Civil Engineering and Development Department deploys a total of 42 staff to the entire Programme of providing advice on development proposals and their ranks range from professional, technical, clerical to other supporting staff. The indicator "town plans, planning briefs, public and private development proposals and planning applications dealt with per post" thus only serves as a measure of the workload per staff and reflects the average number of plans, briefs, proposals and applications handled by each of the 42 staff.

As the work could not be quantified given its nature, we have no plan to formulate any other quantitative method for measuring the performance of this Programme.

From 2011 to 2012, there was no change in the staff establishment in this Programme which remains to be 42 and is expected to be the same in 2013.

The estimated and actual number of cases handled in 2011 and 2012, and the estimated number of cases to be dealt with in 2013 are listed below :

Year	**2011**		**2012**		**2013**
	Estimate	**Actual**	**Estimate**	**Actual**	**Estimate**
Number of public and private development proposals and planning applications examined	1 845	2 006	1 974	2 374	2 013

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 10 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)301

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5448

Head: 33 Civil Engineering and Development Department

Subhead (No. & title): 000 Operational Expenses

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question:

For the department concerned, what is the number of staff to be responsible for the North East New Territories development project and the related expenditure in the coming year?

Asked by: Hon. LEUNG Kwok-hung

Reply:

In the Civil Engineering and Development Department, six professional staff are deployed to manage the North East New Territories New Development Areas project in 2013-14. The estimated expenditure for the professional staff in 2013-14 is about $5.1 million. In addition, there are some supporting staff providing technical and clerical services and there is no separate breakdown for the expenditure involved.

Name in block letters: C K HON

Post Title: Director of Civil Engineering and Development

Date: 12 April 2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)302

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4228

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

1. In each of the past two financial years (i.e. 2011-12 and 2012-13), how many applications for land grant and for building licence regarding small houses in the New Territories have been handled by the Department and how many of them have been approved?

2. Please provide a detailed list, broken down by year, of the lease enforcement actions taken by the Department against unauthorised building works (UBWs) of New Territories small houses in the past two financial years (i.e. 2011-12 and 2012-13), including the number of inspections conducted, the number of UBWs cases identified, the number of advisory letters or warnings issued to the owners, the total amount of fines imposed and the number of cases involving re-entry of land. How many of the cases involved cancellation of rates exemption due to UBWs?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The numbers of small house applications processed and approved by the Lands Department (Lands D) in the two calendar years of 2011 and 2012 are set out below:

	2011	2012
Number of small house applications processed	2 416	2 403
Number of small house applications approved	1 041	1 121

2. If Lands D identifies unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) (including small houses) which are in contravention of the Buildings Ordinance (Cap. 123), it will refer the cases to the Buildings Department for action. If there is also a breach of development conditions of the land lease, Lands D may, having regard to the circumstances, take lease enforcement actions as deemed

appropriate. Such actions may include issuing advisory/warning letters to the lessees, and registering such letters at the Land Registry, commonly known as "imposing an encumbrance". As Lands D acts in the landlord capacity in enforcing the lease provisions, imposition of a fine is not applicable.

Insofar as NTEHs (including small houses) are concerned, the number of site inspections, confirmed cases involving breach of development conditions, and advisory/warning letters issued in the past two calendars years are provided in the following table:

	2011	**2012**
Number of site inspections	2 219	1 060
Number of cases involving breach of development conditions	1 383	510
Number of advisory/warning letters issued	468	66
Number of re-entry cases	0	0

According to the records of the Home Affairs Department (HAD), a total of 169 rates exemption cases were cancelled by HAD in 2011 and 2012 based on Lands D's reports on breaches of lease conditions or unauthorised extensions.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)303

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4229

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

How much has been spent in each of the last two financial years (namely 2011-12 and 2012-13) on conducting inspections on government land to ensure that it is not illegally occupied? How many cases of illegal occupation were found during inspections? What are the numbers of prosecutions and convictions?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

In the last two calendar years, the Lands Department (Lands D) conducted about 26 440 (10 920 in 2011 and 15 520 in 2012) inspections of those blackspots and sites which were the subjects of complaints and referrals in respect of unlawful occupation of government land, and found 13 977 (6 309 in 2011 and 7 668 in 2012) cases of unlawful occupation. Pursuant to the provisions of the Land (Miscellaneous Provisions) Ordinance (Cap. 28), Lands D posted notices on the government sites which were found to be unlawfully occupied and the unlawful occupation subsequently ceased in many cases. In those cases where the unlawful occupation persisted, Lands D took further land control action including, among others, demolition of the structures and removal of properties occupying the government land. In some cases, Lands D took prosecution action having regard to legal advice, and 21 prosecutions were instituted in the past two years (two in 2011 and 19 in 2012) with all of the offenders convicted.

Conducting inspections of government sites is part of the overall government land control work carried out by Lands D. The total staff expenditure involved in carrying out the government land control work was $74 million in 2011 and $79 million in 2012. There is no separate breakdown in respect of the expenditure for conducting inspections.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 12.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)304

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4230

Head: 91 Lands Department

Subhead (No. & title): 000 Operational expenses

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

How many cases which involve breaches of tree preservation clauses under land leases have been handled by the Department in the past two financial years (i.e. 2011-12 and 2012-13)? Please provide the number of cases in which prosecutions have been brought and indicate how many of which have been initiated by the Department. What are the relevant details?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Lands Department (Lands D) handled 12 and ten cases respectively in 2011 and 2012 involving breaches of tree preservation clause under the land leases. Lands D required 11 of the lessees concerned (six in 2011 and five in 2012) to pay premium for granting retrospective approvals to cover the breaches involved. Since Lands D acts in the lessor capacity in enforcing the tree preservation clause under the land leases (which are contracts executed between the Government and the lessees), prosecution is not applicable.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)305

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4720

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 in table form the numbers of cases involving (1) government land granted by way of private treaty; (2) licences granted to indigenous villagers for building small houses on private land; and (3) land granted by way of land exchange in which an application for planning permission to the Town Planning Board under Section 16 of the Town Planning Ordinance is required and an application for planning permission under the Ordinance is not required in the last three years (i.e. 2010-11, 2011-12 and 2012-13) respectively.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

For a small house application that requires planning permission from the Town Planning Board (TPB), the TPB permission must be obtained before the small house application is to be submitted to the Lands Department for consideration and the owner must submit proof of having obtained the permission at the time of application. A breakdown of the number of successful small house applications involving government land leases granted by way of: (i) private treaty grant, (ii) licences granted for building on private land, and (iii) land granted by way of land exchange for the past three calendar years from 2010 to 2012 is set out below:

	Applications requiring planning permission from the Town Planning Board	**Applications not requiring planning permission from the Town Planning Board**
Number of applications involving government land leases granted by way of private treaty grant	4	356
Number of applications involving licences granted for building small houses on private land	139	3 023
Number of applications involving land granted by way of land exchange	3	116
Total	**146**	**3 495**

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 12.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)306

Question Serial No.

4722

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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 in table form the numbers of cases involving (1) government land granted by way of private treaty; (2) licences granted to indigenous villagers for building small houses on private land; and (3) land granted by way of land exchange that are in breach of the alienation restriction and development restriction in the past three years (i.e. 2010-11, 2011-12 and 2012-13) respectively.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The breaches of the alienation restriction and development conditions of New Territories Exempted Houses (including small houses) have not been categorised by the type of grant. The numbers of confirmed cases in breach of the alienation restriction and development conditions in the past three calendar years are set out below:

	2010	**2011**	**2012**
Number of confirmed cases involving breach of alienation restriction	7	6	1
Number of confirmed cases involving breach of development conditions	934	1 383	510

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)307

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4723

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 the number of small house cases of which premium has been paid and alienation restriction removed in each of the past three years (i.e. 2010-11, 2011-12 and 2012-13); and over the past three years, how many cases of investigation into suspected breaches of alienation restriction or development conditions has the Department initiated each year? In respect of such cases, please provide a breakdown of the number of successful lease enforcement cases by lease terms enforced (e.g. re-entry of land).

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The number of small house cases for which premium has been paid and alienation restrictions removed in the past three calendar years (2010 to 2012) is 454, 493 and 404 respectively.

In the past three years, the Lands Department (Lands D) had not received complaints involving breach of the alienation restriction clause involving small houses. During the same period, Lands D received a total of 2 925 complaints (1 043 in 2010, 1 394 in 2011 and 488 in 2012) in respect of breaches of development conditions of New Territories Exempted Houses (NTEHs) (including small houses). Investigations were conducted by Lands D staff acting in the landlord capacity into these complaints, having regard to the provision of the land leases. In the past three years, Lands D issued advisory/warning letters against such breaches for a total of 972 cases (438 in 2010, 468 in 2011 and 66 in 2012). No land was re-entered due to such breaches of development conditions.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)308

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4725

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Given that a number of private recreational leases (PRLs) have expired and are held on a temporary basis, will extra resources be allocated in the next financial year to expedite the related review and renewal work? Please advise in detail the specific plans of work, and provide a list showing respectively the expected dates of completion of renewal arrangements with lessees holding PRLs already expired or soon to be expired.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Regarding private recreational leases (PRLs), the Lands Department (Lands D), acting in the landlord capacity, is mainly responsible for executing their renewal in accordance with the Government's policy on the provision of private recreational facilities and taking into account the views of relevant bureaux/departments. Up to end March 2013, a total of seven PRLs expired in 2011 and 2012 had been renewed. The relevant work is absorbed by the existing staff of Lands D as part of their overall land administration duties, and no extra resources will be allocated solely for the work related to PRLs in 2013-14.

The overall policy for PRLs, including the consideration of their renewal and the related review, is under the purview of the Home Affairs Bureau.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)309

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4728

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

a. Please provide the number of cases and the area of land the Government granted by way of short term tenancy (STT) for public carparking purpose in each of the last two years (i.e. 2011-12 and 2012-13) in each District Council district.

b. How many inspections were initiated by the Government in the last two years to examine whether the successful tenderers of the STTs granted have breached any lease conditions? How many breaches were revealed each year? Was any land re-entered accordingly? If yes, what is the number of such cases?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

a. The number and area of short term tenancy (STT) cases let for public carparking purpose during 2011-12 and 2012-13 (up to 31 December 2012) are tabulated below by District Lands Offices (DLOs):

District Lands Offices	**2011-12**		**2012-13 (up to 31 December 2012)**	
	Number of STTs let for public carparking purpose	**Area (m^2)**	**Number of STTs let for public carparking purpose**	**Area (m^2)**
Hong Kong East	4	11 210	1	9 630
Hong Kong West & South	2	1 801	0	-
Kowloon East	12	49 930	5	52 580
Kowloon West	11	83 800	1	4 100

Islands	1	21 800	0	-
North	3	8 705	3	19 250
Sai Kung	1	2 410	0	-
Sha Tin	10	30 297	5	18 780
Tuen Mun	3	11 470	2	3 307
Tai Po	0	-	3	17 100
Tsuen Wan & Kwai Tsing	20	246 332	5	29 780
Yuen Long	0	-	0	-
Total	**67**	**467 755**	**25**	**154 527**

b. For STT cases let for public carparking purpose, the DLOs inspected 154 and 143 STT cases in 2011-12 and 2012-13 (up to 31 December 2012) respectively. During the inspection, breaches were found in a total of 101 STT cases. Out of these 101 STT cases, the breaches in 90 cases have been rectified and the DLOs are following up on the remaining cases. During the period, no STT was terminated due to breaches of tenancy conditions.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 10.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)310

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4729

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

a. Over the past two years (i.e. 2011-12 and 2012-13), has the Government received and approved any applications from organisations or persons other than Legislative Council or District Council members for hanging street banners? If yes, how many applications were received and approved in each of the years?

b. How many complaints about unauthorised hanging of banners were received by the Government in each of the past two years? What were the number of cases processed, the number of banners cleared, the numbers of prosecutions and convictions and the amount of fines in each of the years?

c. Has the management of roadside display of non-commercial publicity materials been outsourced? If yes, please provide the names of the contractors, the expenditures involved and the job duties of the contractors.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

a. The Lands Department (Lands D) has been implementing the "Management Scheme for the Display of Roadside Non-commercial Publicity Materials" (Management Scheme) since May 2003. For the purpose of implementing the Management Scheme, some officers in Lands D are authorised to give permission for the display of roadside non-commercial publicity materials (NCPMs) under Section 104A(1)(b) of the Public Health and Municipal Services Ordinance (Cap. 132), exercising authority delegated from the Director of Food and Environmental Hygiene. In the past two calendar years (2011 and 2012), Lands D received 4 831 and 4 690 applications for the display of NCPMs from organisations or persons other than Legislative Council or District Council members respectively. Among these applications received, 3 737 and 3 565 applications were approved in 2011 and 2012 respectively.

b. Under the Management Scheme, the Food and Environmental Hygiene Department (FEHD) deals with the display of unauthorised or non-compliant NCPMs and may recover the removal cost from the parties concerned. Prosecution action may also be taken having regard to the circumstances of each case and the relevant law. According to FEHD, the Department received 415 and 1 246 complaints concerning display of roadside NCPMs in 2011 and 2012 respectively and 7 019 and 6 184 NCPMs were removed by the Department in the same years respectively. No prosecution action has been taken by FEHD for the above cases.

c. Lands D has outsourced the management services relating to the display of roadside NCPMs to consultants in urban districts (Hong Kong Island and Kowloon) since August 2009 and in the New Territories since July 2012. The services provided by the consultants include processing applications, conducting routine patrols, conducting joint removal operations with FEHD, handling enquiries and complaints, arranging revocation and re-allocation of designated spots to facilitate the Chief Executive, Legislative Council or District Council elections or by-elections, and preparing monthly returns and maintaining records.

The names of the serving consultants are provided below:

District	Consultant
Hong Kong Island, Kowloon, Tsuen Wan, Kwai Tsing and Islands	Shui On Properties Management Limited
Yuen Long, Tuen Mun and North District	Memfus Wong Surveyors Limited
Sha Tin, Tai Po and Sai Kung	Memfus Wong Surveyors (Property Management) Limited

The total expenditure for the outsourcing services in 2012-13 (up to February 2013) is about $2.15 million. The expenditure in 2013-14 is estimated to be about $4.7 million.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)311

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4731

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Has the Government received any application for land grant from the offices set up by the Central People's Government in the Hong Kong Special Administrative Region over the past two years (i.e. 2011-12 and 2012-13)? If yes, please provide the details of such applications including the names of the offices, the locations of the sites under application, the area of the sites, the conditions of land grant and the land premium involved.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Lands Department has not received any application for land grant from the offices set up by the Central People's Government in the Hong Kong Special Administrative Region in 2011-12 and 2012-13 (up to 15 March 2013).

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)312

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5199

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 number of cases in which land was resumed under the Lands Resumption Ordinance as a result of (i) breach of lease conditions or (ii) unlawful occupation of land, the area of land involved and the amount of compensation over the past ten years (i.e. 2003-04 to 2012-13).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

If a breach of lease conditions is established, the Lands Department (Lands D) will, after seeking legal advice, take appropriate lease enforcement actions. These may include issuing and registering warning letters in the Land Registry or re-entry (the ultimate sanction to be exercised) under the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126). For cases of unlawful occupation of government land, Lands D takes land control actions under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) leading to clearance of government land involving unlawful occupation. Invoking land resumption proceedings under the Lands Resumption Ordinance (Cap. 124) is not applicable in handling breaches of lease conditions or unlawful occupation of government land.

In the past ten calendar years (2003 to 2012), the number of cases of re-entry/vesting of private land due to breach of lease conditions and government sites cleared from unlawful occupation are as follows:

Calendar Year	Number of re-entry/vesting cases due to breach of lease conditions	Number of cases of government sites cleared from unlawful occupation
2003	14	3 420
2004	5	3 411
2005	15	4 565

2006	10	7 964
2007	2	4 518
2008	2	5 477
2009	0	5 486
2010	4	7 022
2011	4	6 909
2012	4	8 154

Lands D has no readily available information on the total area of the properties re-entered/vested and government sites cleared from unlawful occupation. There is no question of the Government paying compensation in respect of properties re-entered/vested as a result of lease breaches or in respect of unlawful occupation of government land.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 10.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)313

Question Serial No.

5322

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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 by district (Hong Kong Island / Kowloon / New Territories West (Kwai Tsing, Tsuen Wan, Tuen Mun and Yuen Long) / New Territories East (Sha Tin, Tai Wai, Ma On Shan, Tai Po, Fanling, Sheung Shui and Tseung Kwan O) / Lantau Island / other outlying islands) of (i) the number of applications for rezoning land for Short Term Tenancy use; (ii) the original use of the land and the change applied for; (iii) the area of land involved; and (iv) the rentals in each of the past five years (i.e. 2008-09 to 2012-13)?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

If there is vacant government land which has not been designated for a specific use or is not required for development in the near future and is suitable for temporary use, the Lands Department may consider making the land available for temporary use through Short Term Tenancies (STT). Generally such STTs are granted for short initial periods of less than five years, for which no rezoning of the land concerned is required.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 12.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)314

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5325

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

In the past five years (i.e. 2008-09 to 2012-13), how many applications were made for change in land use that involved payment of premium? Please advise in detail of the original land use and the change in use applied for. How many applications were approved? How many were rejected? How many are being processed? Please provide details of the amount of payment and the area involved in each approved application.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Lands Department received a total number of 144 valid applications in the past five years from 1 April 2008 up to the end of February 2013 for lease modification or land exchange involving change of the permitted use in the lease and assessment of premium. Out of them, 27 cases had been approved and executed, 23 cases were withdrawn, four cases were rejected and 90 cases were under processing as at the end of February 2013. Details of the approved and executed cases are as follows:

Item	Execution date of land document	Original permitted use in the lease Note	Lot number & Location	Permitted use after the land transaction Note	Land premium ($)	Approx. site area (square metres)
1	30 September 2008	Agricultural	StIL 105 88 Stanley Main Street, Stanley	Non-industrial (excluding godown, hotel and petrol filling station)	12,900,000	30
2	7 October 2009	Industrial and/or godown	YTIL 20 4 Shung Shun Street, Yau Tong	Non-industrial (excluding godown, hotel, and petrol filling station)	215,650,000	1 650

3	14 October 2009	Industrial and/or godown	KTIL 756 133 Hoi Bun Road, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home)	443,530,000	3 642
4	22 October 2009	Industrial and/or godown	NKIL 6215 8 Lam Chak Street, Kowloon Bay	Non-industrial (excluding residential, godown and petrol filling station)	135,050,000	6 541
5	4 February 2010	Agricultural	STTL 502 Lok Wo Sha, Ma On Shan, Sha Tin	Non-industrial (excluding godown, office, hotel and petrol filling station)	9,596,950,000	96 841
6	8 April 2010	Agricultural	Lot 5369 in DD 116 Shap Pat Heung, Yuen Long	Residential	2,334,810,000	31 200
7	19 July 2010	Agricultural	Lot 816 in DD 110 Shek Kong San Tsuen, Yuen Long	Residential	12,280,000	1 543
8	30 July 2010	Agricultural	Lot 5371 in DD 116 Ha Yau Tin, Yuen Long	Residential	564,270,000	6 196
9	12 October 2010	Industrial	AIL 352 38 Wong Chuk Hang Road, Wong Chuk Hang	Non-industrial (excluding residential, godown, hotel and petrol filling station)	71,020,000	1 013
10	21 December 2010	Manufacture of non-ferrous metal and such other purposes as may be approved by the Director	TKOTL 111 Shek Kok Road, Tseung Kwan O	Residential and public vehicle park	1,574,440,000	10 200
11	25 February 2011	Industrial	AIL 282 23 Wong Chuk Hang Road, Aberdeen	Non-industrial (excluding residential, godown, hotel and petrol filling station)	58,650,000	664

12	28 February 2011	Agricultural	Lot 2148 in DD 121 Tong Yan San Tsuen, Yuen Long	Industrial and/or godown	39,000,000	4 366
13	4 May 2011	Agricultural	FSSTL 239 On Kui Street, On Lok Tsuen, Fanling	Industrial and/or godown	10,620,000	931
14	23 May 2011	Agricultural	Lot 4041 in DD 120 Fraser Village, Yuen Long	Residential	90,770,000	3 843
15	9 June 2011	Industrial and/or godown	NKIL 5720 10 Cheung Yue Street, Cheung Sha Wan	Non-residential (excluding hotel, petrol filling station and residential care home)	281,840,000	1 535
16	12 August 2011	Agricultural	Lot 1927 in DD 107 Sha Po, Kam Tin, Yuen Long	Non-industrial (excluding godown, office, hotel and petrol filling station)	7,021,310,000	175 977
17	26 September 2011	Industrial and/or godown	KTIL 526 135-137 Hoi Bun Road, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home)	386,500,000	1 533
18	9 November 2011	Industrial and/or godown	KIL 9673 18 Chi Kiang Street, To Kwa Wan	Non-industrial (excluding godown, hotel, petrol filling station)	199,390,000	479
19	28 November 2011	Agricultural and building	YLTL 526 Tai Kei Leng, Yuen Long	Residential	414,120,000	34 500
20	10 February 2012	Agricultural	FSSTL 249 Junction of Lok Yip Road and On Chuen Street, On Lok Tsuen, Fanling	Industrial and/or godown	30,610,000	874
21	23 May 2012	Agricultural	Lot 4810 in DD 104 Ngau Tam Mei, Yuen Long	Religious institution	33,640,000	2 578
22	11 September 2012	Agricultural	Lot 1868 in DD Cheung Chau Wo Shun Lane, Cheung Chau	Residential	41,360,000	1 610

23	25 October 2012	Factory for the manufacture of wearing apparel, hats and gloves or embroidery and Industrial and/or godown	KTIL 758 52, 54, and 56 Tsun Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home)	1,027,440,000	2 787
24	26 October 2012	Factory for the manufacture of wearing apparel, hats and gloves etc.	KTIL 63 10 Shing Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home)	732,370,000	1 858
25	20 December 2012	Industrial and godown	NKIL 4899 2 Ng Fong Street, San Po Kong	Non-residential (excluding hotel, petrol filling station and residential care home)	483,010,000	2 358
26	7 February 2013	Agricultural and building	FSSTL 252 Junction of Lok Yip Road and On Kui Street, On Lok Tsuen, Fanling	Industrial and/or godown	31,730,000	766
27	22 February 2013	Industrial and/or godown	NKIL 5559 17 Cheung Shun Street, Cheung Sha Wan	Non-residential (excluding hotel, petrol filling station and residential care home)	418,180,000	1 403

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)315

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5328

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 by region (Hong Kong Island / Kowloon / New Territories West (Kwai Tsing, Tsuen Wan, Tuen Mun and Yuen Long) / New Territories East (Sha Tin, Tai Wai, Ma On Shan, Tai Po, Fanling, Sheung Shui and Tseung Kwan O) / Lantau Island / other outlying islands) of (i) the number of cases involving compensation for land resumption; (ii) the uses of the land resumed; (iii) the area involved; and (iv) the amount of compensation in each of the past five years (i.e. 2008-09 to 2012-13)? How much is estimated to be spent on compensation for land resumption in the 2013-14 financial year?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

A total of 65 land resumption cases were launched for implementation of public works projects in the past five financial years. The projects are mainly for sewerage, drainage, road, public housing and other public works. The details are tabulated below:

Financial year	**No. of cases (area involved (hectares))**			
	Hong Kong Island	**Kowloon**	**New Territories**	**Outlying Islands**
2008-09	0	0	16 (34.39)	0
2009-10	2 (0.86)	0	8 (22.93)	0
2010-11	0	0	6 (75.21)	0
2011-12	0	1 (0.32)	9 (14.65)	0
2012-13	0	0	22 (145.75)	1 (3.04)

The compensation payments for on-going and the above newly launched land resumption cases in the past five financial years are about $926 million in 2008-09, $394 million in 2009-10, $1,534 million in 2010-11, $329 million in 2011-12 and $1,810 million in 2012-13. The estimated compensation for ongoing and newly launched land resumption cases in the financial year 2013-14 is about $3,506 million.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)316

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4548

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 Scheme for the Display of Roadside Non-commercial Publicity Materials, will the Administration inform this Committee of the following figures in the past five years (2008-09 to 2012-13)?

- the number of applications for displaying roadside non-commercial publicity banners each year;

- the number of applications for displaying roadside non-commercial publicity banners approved each year;

- the number of applications for displaying roadside non-commercial publicity banners rejected each year, and the reasons for rejection;

- the number of complaints about unauthorised display of roadside non-commercial publicity banners received and the number of cases referred to the Food and Environmental Hygiene Department (FEHD) each year;

- the number of complaints about unauthorised display of roadside commercial publicity banners received and the number of cases referred to the FEHD each year.

Asked by: Hon. CHEUNG Kwok-che

Reply:

The Lands Department (Lands D) has been implementing the "Management Scheme for the Display of Roadside Non-commercial Publicity Materials" (Management Scheme) since May 2003. For the purpose of implementing the Management Scheme, some officers in Lands D are authorised to give permission for the display of roadside non-commercial publicity materials (NCPMs) under Section 104A(1)(b) of the Public Health and Municipal Services Ordinance (Cap. 132), exercising authority delegated from the Director of Food

and Environmental Hygiene. Under the Management Scheme, the Food and Environmental Hygiene Department (FEHD) deals with the display of unauthorised or non-compliant NCPMs.

Over the past five calendar years (2008 to 2012), Lands D received 23 892 applications for the display of NCPMs from organisations or persons other than Legislative Council or District Council members. Amongst these applications received, 19 193 applications were approved and 4 699 applications were rejected. The breakdowns of the above figures by year are as follows:

	2008	**2009**	**2010**	**2011**	**2012**
Number of applications received	4 421	4 495	5 455	4 831	4 690
Number of applications approved	3 852	3 759	4 280	3 737	3 565
Number of applications rejected	569	736	1 175	1 094	1 125

The reasons for rejecting the applications were commonly: (i) the publicity materials concerned were commercial in nature or involved fee-paying activities; (ii) the applicants failed to comply with the relevant requirements under the Management Scheme; and (iii) the locations under applications were reserved for Legislative Council or District Council Elections or were not designated spots available for display of NCPMs under the Management Scheme.

According to Lands D, over the past five calendar years (2008 to 2012), 5 314 complaints were received concerning display of roadside publicity materials and 4 546 cases were referred to FEHD for follow-up action. There is no breakdown for the publicity materials of commercial and non-commercial nature. The breakdowns of the above figures by year are as follows:

	2008	**2009**	**2010**	**2011**	**2012**
Number of complaints received	934	844	1 033	1 128	1 375
Number of cases referred to FEHD	815	714	881	944	1 192

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)317

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4387

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Over the past five years (i.e. 2008-09 to 2012-13), how many small house applications has the Lands Department received? What are the numbers of backlog cases and cases being processed? On average, how long does it take for the Department to process a small house application? What is the total area of land currently zoned "Village Type Development" and "village expansion area", and what is the area that can be approved for building small houses? What are the estimated expenditure and manpower required for handling this task in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

Over the past five years (from 2008 to 2012), the Lands Department (Lands D) received a total of 10 602 small house applications. As at end of February 2013, the number of small house applications being processed was 6 857 and the number of applications pending processing was 3 759.

In general, Lands D starts to process an application within 12 months after it is received. For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed this period depending on the nature and complexity of the issues encountered.

According to the Planning Department, the total land area covered by statutory plans is about 59 060 hectares (ha), and about 5.6% of land on statutory plans in Hong Kong (or about 3 299 ha) is zoned "Village Type Development". There are at present 18 "village expansion areas" with small house development, covering about 42 ha of land. The land

zoned "Village Type Development" includes both private land and government land, some of which may not be suitable for development, e.g. empty space of irregular shapes between houses, back lanes and narrow strips of land alongside existing developments, access roads or other amenities. Many small houses are built on land under private ownership, and the size of individual pieces of private land varies. Lands D does not have readily available information on the total area of land that can be available for building small houses.

It is estimated that 89 staff will be involved in handling small house applications in 2013-14, involving estimated staff expenditure of $35.2 million.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 12.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)318

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4388

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

What are the expenditure and manpower involved for inspections to identify any unlawful occupation of government land for the past five years (i.e. 2008-09 to 2012-13)? How many cases of unlawful occupation of government land have been identified during routine inspections by the Lands Department over the past five years and what is their percentage share in the total number of cases of unlawful occupation of government land? What are the estimated expenditure and manpower required by the Department for handling this task in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

Conducting inspections of government sites is part of the overall government land control work carried out by the Lands Department (Lands D). During the past five calendar years (2008 to 2012), a total of 1 674 cases of unlawful occupation of government land were identified during routine inspections by Lands D. This represents about 5% of the total number of cases of unlawful occupation of government land handled by Lands D during the period.

During 2008 to 2012, an average of 208 staff were involved in land control work, involving an average staff expenditure of $72 million per year. There is no separate breakdown in respect of the expenditure for conducting inspections of government sites.

In 2013, around 218 staff are expected to carry out land control work, involving an estimated staff expenditure of $80 million.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 12.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)319

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4389

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

What are the expenditure and manpower involved for inspections to identify any illegal excavation on private land leading to development for the past five years (i.e. 2008-09 to 2012-13)? How many cases of illegal excavation on private land leading to development have been identified during routine inspections by the Lands Department over the past five years and what is their percentage share in the total number of cases of illegal excavation on private land leading to development? What are the estimated expenditure and manpower required by the Department for handling this task in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

Given the large area of land in Hong Kong, it is impracticable for the Lands Department (Lands D) to inspect every piece of land regularly. Therefore, Lands D mainly acts upon receipt of complaints, referrals, or enquiries. In the past five calendar years (2008 to 2012), Lands D received and followed up on one enquiry concerning illegal excavation on private land leading to development. Tackling illegal excavation on private land leading to development is part of the Department's overall lease enforcement work. We do not have a separate breakdown of the resources involved in handling this specific task.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 10.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)320

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4390

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 cases have been in breach of the requirements regarding New Territories exempted houses in the last five years (i.e. 2008-09 to 2012-13)? What are the estimated expenditure and manpower required by the Lands Department for handling the task in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

The number of confirmed cases involving breach of development conditions of New Territories exempted houses (NTEHs) (including small houses) in the past five calendar years (2008 to 2012) is 703, 882, 934, 1 383 and 510 respectively.

As staff handling breach of development conditions of NTEHs (which is part of the lease enforcement work) also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely handling breach of development conditions of NTEHs.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)321

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4391

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Why is there a substantial increase in the number of structures cleared in programmed squatter clearances or emergency clearances from 679 in 2012 to the estimated figure of 2 700 in 2013? What are the estimated expenditure and manpower required by the Lands Department for handling the task?

Asked by: Hon. KWOK Ka-ki

Reply:

The increase is mainly due to the re-scheduling of clearance projects scheduled for 2012-13 to 2013-14. The manpower and expenditure involved in undertaking the clearance works are estimated to be about 58 officers and $24 million respectively.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)322

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4392

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Over the past five years (i.e. 2008-09 to 2012-13), how many applications for rebuilding small houses or squatter structures has the Lands Department received respectively? What are the numbers of backlog cases and cases being processed? On average, how long does it take for the Department to process an application for rebuilding small houses or squatter structures? What are the estimated expenditure and manpower required for handling this task in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

Rebuilding of New Territories Exempted Houses including Small Houses

Over the past five calendar years (from 2008 to 2012), the number of applications received for rebuilding New Territories Exempted Houses (NTEHs) (including small houses) was 2 688. As at 28 February 2013, the number of rebuilding applications being processed was 1 833 and no application was pending processing.

For straightforward cases, the Lands Department (Lands D) takes around eight months to approve an application for rebuilding NTEHs. For complicated cases, the processing time would be longer if there are issues such as local objections, land title or boundary problems or requirements imposed by other regulatory authorities that would need to be resolved.

The number of posts involved in handling rebuilding applications is 67 and the estimated staff expenditure is $28.42 million in 2013-14. As some of the staff responsible for rebuilding applications also carry out other duties, we are unable to provide a separate breakdown on the number of staff and staff cost solely for handling rebuilding applications.

Rebuilding of Squatter Structures for Domestic Use

Squatter structures in the New Territories include those structures covered by the Squatter Structure Survey in 1982 and other licences such as Government Land Licences, Modification of Tenancy Permits, Short Term Tenancies or Short Term Waivers.

Over the past five calendar years (from 2008 to 2012), the number of applications received for rebuilding squatter structures for domestic use was 190. As at 28 February 2013, the number of rebuilding applications being processed was 40 and no application was pending processing. Processing of applications for rebuilding of squatter structures for domestic use within their existing dimensions is, in general, completed within 48 weeks.

The processing of applications for rebuilding squatter structures for domestic use is part of the land management work of Lands D. Given the relatively small number of cases involved, there is no separate breakdown in respect of the specific expenditure and manpower involved in processing these applications.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)323

Question Serial No.

4393

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

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 disputes involving rural land (i.e. in relation to applications for building small houses) have been received by the Lands Department over the past five years (i.e. 2008-09 to 2012-13)? How long on average does it take for the Department to resolve a rural land dispute? What are the estimated expenditure and manpower required to handle the task in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

During the past five years (from 1 April 2008 to 28 February 2013), the Lands Department (Lands D) received and handled 91 cases concerning rural land dispute during the processing of small house applications. The time required by Lands D to handle a rural land dispute case varies significantly from case to case depending on the nature and complexity of the issues involved. The work is handled by the staff concerned as part of their overall duties. There is no separate breakdown in respect of the specific expenditure and manpower involved solely for handling such cases.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 10.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)324

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4394

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

What are the estimated expenditures and manpower for the research, planning and land resumption and clearance work for Hung Shui Kiu New Development Area Planning and Engineering Study, Tung Chung New Town Extension Study and North East New Territories New Development Areas Planning and Engineering Study in 2013-14?

Asked by: Hon. KWOK Ka-ki

Reply:

No expenditure and manpower will be incurred in 2013-14 for resumption and clearance work for the three proposed developments which are still under planning.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)325

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3645

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Why is there a substantial increase in the estimated number of structures cleared in programmed squatter clearances or emergency clearances in 2013 compared to those in 2011 and 2012? As for the increase of 25 posts under this programme, what is the amount of the increased manpower estimated to be responsible for this project, and what is the expenditure involved?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The increase is mainly due to the re-scheduling of clearance projects scheduled for 2012-13 to 2013-14. There is no increase in manpower for handling the clearance work in 2013.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 8.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)326

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5472

Head: 91 Lands Department Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

As for land disposal, please provide the following information on residential sites disposed of by the Administration through the Land Sale Programme in the past three years (2010-11, 2011-12, 2012-13):

(a) the details of the Building Covenant contained in the land lease of each site;

(b) the estimated number of flats to be produced at each site;

(c) the current work progress at each site.

Asked by: Hon. LEUNG Che-cheung

Reply:

Details of the residential sites disposed of through land sale in the past three financial years are as follows:

Item	Disposal date Note 1	Lot Number	Location	Estimated number of residential units Note 2	Current progress at site Note 3	Building covenant expiry date Note 4
2010-11						
1	11 May 2010	TCTL 37	Area 55b, Tung Chung, Lantau Island, New Territories	1 419	(b)	31 December 2015
2	24 May 2010	FSSTL 177	Junction of Ma Sik Road and Sha Tau Kok Road (Lung Yeuk Tau Section), Area 19, Fanling, New Territories	728	(b)	30 June 2015

3	8 June 2010	KIL 11175	Junction of Fat Kwong Street and Chung Hau Street, Ho Man Tin, Kowloon	527	(a)	30 June 2016
4	28 July 2010	IL 9007	Mount Nicholson Road, The Peak, Hong Kong	67	(a)	31 March 2016
5	17 August 2010	KIL 11125	204 Argyle Street, Kowloon	228	(a)	31 March 2016
6	17 August 2010	KIL 11120	Hung Hom Bay Reclamation Site D1, Junction of Oi King Street and Hung Luen Road, Kowloon	321	(a)	31 March 2016
7	31 August 2010	NKIL 6306	1 Ede Road, Kowloon Tong, Kowloon	41	(b)	31 March 2015
8	29 September 2010	FSSTL 202	Junction of Fan Leng Lau Road, Wo Muk Road and Luen Hing Street, Luen Wo Hui, Fanling, New Territories	144	(b)	30 September 2015
9	12 October 2010	NKIL 6423	3 and 5 Ede Road, Kowloon Tong, Kowloon	47	(b)	30 June 2016
10	3 November 2010	NKIL 6493	Inverness Road, Kowloon Tong, Kowloon	134	(a)	31 December 2015
11	7 March 2011	YLTL 518	Yuen Long On Ning Road, Tai Kiu Road, Yuen Long On Lok Road, Yuen Long, New Territories	1 129	(a)	30 September 2016
2011-12						
12	27 April 2011	KIL 11184	Ko Shan Road, Hung Hom, Kowloon	165	(a)	31 December 2016
13	12 May 2011	IL 8963	Stubbs Road, Hong Kong	Subject to actual design by developer	(a)	30 June 2018
14	12 May 2011	NKIL 6498	Begonia Road, Yau Yat Chuen, Kowloon	10	(a)	31 December 2015
15	12 May 2011	Lot 2086 in DD 105	Ngau Tam Mei, Yuen Long, New Territories	71	(c)	30 June 2016
16	9 June 2011	IL 8949	Borrett Road, Hong Kong	153	(c)	30 June 2017
17	9 June 2011	Lot 2129 in DD 121	Ping Kwai Road, Ping Shan, Yuen Long, New Territories	41	(c)	31 December 2015

18	20 June 2011	HHIL 555	At the Junction of Gillies Avenue South and Bulkeley Street, Hung Hom, Kowloon	95	(a)	31 March 2016
19	20 June 2011	HHIL 556	Lee Kung Street, Hung Hom, Kowloon	216	(a)	30 September 2016
20	28 July 2011	TCTL 36	Area 55A, Tung Chung, Lantau Island, New Territories	2 383	(a)	30 September 2016
21	9 August 2011	STTL 525	Area 56A, Kau To, Sha Tin, New Territories	Subject to actual design by developer but must deliver a minimum of 970 flats	(a)	31 March 2017
22	25 August 2011	IL 8920	Oil Street, North Point, Hong Kong	Subject to actual design by developer	(c)	31 December 2018
23	6 September 2011	TKOTL 113	Area 66A, Tseung Kwan O, New Territories	Subject to actual design by developer but must deliver a minimum of 960 flats	(a)	30 September 2016
24	6 September 2011	Lot 1282 in DD 253	Pak Shek Wo, Sai Kung, New Territories	6	(c)	30 September 2015
25	6 September 2011	Lot 4309 in DD 124	Tan Kwai Tsuen Road, Yuen Long, New Territories	Subject to actual design by developer but must deliver a minimum of 170 flats	(a)	30 September 2016
26	4 October 2011	StIL 91	Hoi Fung Path, Stanley, Hong Kong	Subject to actual design by developer	(c)	30 June 2016
27	4 October 2011	Lot 1613 in DD 222	Kap Pin Long, Sai Kung, New Territories	Subject to actual design by developer	(c)	31 December 2016
28	10 November 2011	RBL 1168	Near 35 South Bay Road, Hong Kong	Subject to actual design by developer	(c)	31 December 2016
29	8 December 2011	Lot 724 in DD 332	Cheung Sha, Lantau Island, New Territories	Subject to actual design by developer	(c)	30 September 2016

30	8 December 2011	Lot 726 in DD 332	Cheung Sha, Lantau Island, New Territories	Subject to actual design by developer	(c)	30 September 2016
31	22 December 2011	Lot 726 in DD 4 Mui Wo	Mui Wo, Lantau Island, New Territories	Subject to actual design by developer	(c)	31 March 2016
32	12 January 2012	TKOTL 119	Area 66B2, Tseung Kwan O, New Territories	Subject to actual design by developer but must deliver a minimum of 590 flats	(a)	31 March 2017
33	9 February 2012	TMTL 423	Area 48, Castle Peak Road, So Kwun Wat, Tuen Mun, New Territories	Subject to actual design by developer but must deliver a minimum of 1 100 flats	(c)	31 March 2019
34	1 March 2012	Lot 676 in DD Peng Chau	Peng Lei Road, Peng Chau, New Territories	Subject to actual design by developer	(c)	30 June 2016
35	22 March 2012	AplIL 135	At Junction of Ap Lei Chau Drive and Ap Lei Chau Praya Road, Hong Kong	Subject to actual design by developer	(c)	31 December 2017
36	22 March 2012	Lot 1588 in DD 243	Pik Sha Road, Sai Kung, New Territories	Subject to actual design by developer	(c)	30 June 2016
2012-13 (up to 13 March 2013)						
37	2 May 2012	RBL 1165	Near 110 Repulse Bay Road, Hong Kong	Subject to actual design by developer	(c)	30 September 2017
38	2 May 2012	TMTL 436	Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	Subject to actual design by developer	(c)	31 December 2016
39	24 May 2012	TKOTL 114	Area 66C1, Tseung Kwan O, New Territories	Subject to actual design by developer but must deliver a minimum of 310 flats	(a)	30 September 2017
40	24 May 2012	STTL 562	Area 56A, Kau To, Sha Tin, New Territories	Subject to actual design by developer	(c)	30 September 2016

41	30 May 2012	RBL 1190	Deep Water Bay Drive, Hong Kong	Subject to actual design by developer	(c)	For redevelopment of the lot, 60 calendar months from the date of the issue by the Building Authority of the first consent letter for demolition of the Existing Buildings and Structures
42	30 May 2012	Lot 673 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	Subject to actual design by developer	(c)	30 September 2016
43	11 July 2012	IL 9027	Java Road and Tin Chiu Street, North Point, Hong Kong	Subject to actual design by developer but must deliver a minimum of 700 flats	(c)	31 December 2020
44	1 August 2012	TKOTL 115	Area 66D1, Tseung Kwan O, New Territories	Subject to actual design by developer but must deliver a minimum of 360 flats	(c)	31 December 2017
45	30 August 2012	STTL 567	Area 56A, Kau To, Sha Tin, New Territories	Subject to actual design by developer	(c)	30 June 2018
46	30 August 2012	Lot 678 in DD Peng Chau	Peng Lei Road, Peng Chau, New Territories	Subject to actual design by developer	(c)	30 June 2017
47	28 September 2012	TKOTL 117	Area 66C2, Tseung Kwan O, New Territories	Subject to actual design by developer but must deliver a minimum of 520 flats	(c)	31 December 2017
48	28 September 2012	Lot 674 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	Subject to actual design by developer	(c)	30 June 2017
49	7 November 2012	TKOTL 118	Area 66D2, Tseung Kwan O, New Territories	Subject to actual design by developer but must deliver a minimum of 600 flats	(c)	31 March 2018

50	7 November 2012	STTL 574	Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	Subject to actual design by developer but must deliver a minimum of 440 flats	(c)	31 March 2018
51	28 November 2012	TKOTL 95	Area 68A2, Tseung Kwan O, New Territories	Subject to actual design by developer but must deliver a minimum of 535 flats	(c)	31 March 2019
52	13 December 2012	TKOTL 125	Area 68A1, Tseung Kwan O, New Territories	Subject to actual design by developer but must deliver a minimum of 400 flats	(c)	31 March 2019
53	13 December 2012	KIL 11229	Kwun Chung Street, Kowloon	Subject to actual design by developer	(c)	30 September 2017
54	9 January 2013	STTL 565	Area 56A, Kau To, Sha Tin, New Territories	Subject to actual design by developer	(c)	31 March 2018
55	9 January 2013	Lot 1949 in DD 221	Sha Kok Mei, Sai Kung, New Territories	Subject to actual design by developer but must deliver a minimum of 240 flats	(c)	31 March 2019
56	30 January 2013	TMTL 427	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	Subject to actual design by developer but must deliver a minimum of 460 flats	(c)	30 September 2019
57	13 March 2013	KIL 11227	Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	Subject to actual design by developer	(c)	30 June 2019

Note 1 : Based on the date of auction / tender award.

Note 2 : Except where shown as "Subject to actual design by developer", the estimated number of residential units in the above table is based on the building plans approved by the Buildings Department (BD) or the production forecast by the Rating and Valuation Department.

Note 3 : The current progress based on information from BD up to the end of January 2013 is as follows:

(a) the Government received the contractor's notification of commencement of foundation works.

(b) the Government received the contractor's notification of commencement of general building and superstructure works.

(c) construction has not yet commenced.

Note 4 : Building Covenant is the period specified in the Conditions of Sale within which the developer has to complete the construction of the minimum gross floor area specified in the Conditions of Sale and obtain an occupation permit from the Building Authority.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)327

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5023

Head: 91 Lands Department Subhead (No. & title):

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding geodetic survey in Hong Kong, could this Committee be informed:

(a) of the utilisation of the products and services available under the Satellite Positioning Reference Station (SatRef), such as the number of data service users and the types of data use over the past three years (2010-11, 2011-12, 2012-13);

(b) of the benefits expected to be achieved following the introduction of a new satellite positioning application with additional data received from the Russian satellite system (Global Navigation Satellite System (GLONASS)) in 2013; and the manpower and resources involved;

(c) whether the Government has any plan to allocate resources in 2013-14 to explore new sources of data from satellite positioning systems and the enhancement of data collection process via aircraft-based, vehicle-based and vessel-based mobile mapping system with a view to extending the coverage and enhancing the accuracy of data collection? If yes, what are the details of the work programme, the manpower and resources to be required and the specific timetable for the programme? If no, what are the reasons?

Asked by: Hon. MOK, Charles Peter

Reply:

(a) The Satellite Positioning Reference Station (SatRef) Data Services provides network Real Time Kinematic (RTK), Differential Global Positioning System (DGPS) and Receiver Independent Exchange Format (RINEX) Data Services. The utilisation statistics of these services are as follows:

Types of service	Number of cases (about)		
	2010-11	**2011-12**	**2012-13**
Network RTK	27 100	36 700	66 000
DGPS	1 800	1 300	1 900
RINEX	5 600	3 900	4 700

In general, the data are used for land surveying, construction work, town planning, satellite positioning software and equipment testing, location-based service, transportation, aviation and scientific research.

(b) With additional data received from Global Navigation Satellite System (GLONASS), it is expected that higher efficiency for positioning will be achieved. One temporary technical staff will be employed at a cost of about $0.3 million in 2013-14 to carry out the related work.

(c) The Lands Department will explore using the SatRef Data Services to increase the efficiency of data collection by mobile mapping technology. The work plan, manpower and resource requirements will be formulated.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)328

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4799

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

1. Please provide the names of all country park "enclaves" yet to be put under the control of any statutory plans. When does the Department expect to complete the preparation of Development Permission Area plans for all "enclaves"? Please provide the details of the work involved, including the work schedule. Besides, will the Government allocate additional resources to expedite the work progress?

2. Since the promulgation of the policy initiative in the Chief Executive's 2007-08 Policy Address, how many Outline Zoning Plans (OZPs) have been reviewed and how many yet to be processed by the Department? On average, at what interval will the Department take the initiative to review the development parameters stipulated in OZPs?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. In the 2010-11 Policy Address, the Government made a commitment to protect 54 country park enclaves by either incorporating them into Country Parks or determining their proper uses through statutory planning. Amongst the 54 enclaves, the Planning Department (PlanD) is to prepare statutory plans for about half of them. PlanD has since been following up on the work and 17 Development Permission Area (DPA) plans covering 24 enclaves have been prepared so far. For the areas deemed suitable for determination of proper uses through statutory planning, it is our target to complete the preparation of DPA plans for the relevant enclaves in 2013-14. Under the Town Planning Ordinance, DPA plans are effective for three years. PlanD will take steps to prepare Outline Zoning Plans (OZPs) to replace the DPA plans for those enclaves the uses of which should be determined through statutory planning. The first batch of such replacement OZPs will be published this year. In 2011-12, $3.955 million was allocated for PlanD to create ten posts for five years for preparing statutory town plans for such purpose. There is no further increase in manpower and resources for this task in 2012-13 and 2013-14.

2. Since 2007, PlanD has reviewed a total of 35 OZPs and has incorporated building height and other development restrictions in appropriate land use zones. There are 23 OZPs yet to be comprehensively reviewed. Priority has been given to areas of special setting and character such as areas around Victoria Harbour and within view corridors to important ridgelines, and areas subject to high development or redevelopment pressure.

   The review of the remaining OZPs will be carried out progressively taking account of the resource available and work priority of PlanD in context of the prevailing policy objectives.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)329

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4800

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Please give the details of the new round of Area Assessments of Industrial Land in the Territory, including the progress, dates of completion and publication, study outline and expenditure involved.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The main purpose of the new round of Area Assessments of Industrial Land in the Territory (Area Assessments) is to examine the usage of the floor space of the existing industrial buildings in "Industrial", "Other Specified Uses" annotated "Business", "Comprehensive Development Area" and residential zones, and review undeveloped industrial land with a view to identifying land that could be rezoned to uses in higher demand in the community, including residential use.

The project would involve an on-site survey of more than 75 000 existing units in about 1 460 industrial buildings to collect information on their usage and occupancy/vacancy, and on the condition of the buildings. Information on building age, gross floor area and number of storeys will be obtained from records of the relevant government departments. A projection of the industrial land demand in Hong Kong in the medium to long term will also be included.

Same as for the previous three rounds of Area Assessments undertaken in 2000, 2005 and 2009, the new round of Area Assessments will be conducted by the Planning Department (PlanD) in-house using existing resources.

PlanD has undertaken a pilot survey in March 2013 and the formal survey will commence in April 2013. The whole project is targeted to finish by 2014.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)330

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4801

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Under "Programme (2): District Planning", it is stated that the Planning Department will have a net increase of 15 posts in 2013-14. Please provide details on the ranks, duties and expected annual salaries of these posts.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The ranks, annual salary ranges and duties of the additional posts are set out below:

Rank	No. of Posts *	Annual Salary Range	Duties
Senior Town Planner [STP]	2	$1,048,080 - $1,207,500	Town planning (including planning enforcement)
Town Planner/ Assistant Town Planner [TP/ATP]	5	$598,440 - $1,011,480/ $326,940 - $497,940	Town planning (including planning enforcement)
Senior Survey Officer (Planning)	2	$414,900 - $546,060	Technical and survey support (including planning enforcement)
Survey Officer/ Survey Officer Trainee (Planning) [SO/SOT(P)]	5	$201,900 - $396,240/ $132,600 - $150,540	Technical and survey support (including planning enforcement)

Senior Technical Officer (Cartographic)	1	$414,900 - $546,060	Cartographic support
Technical Officer/ Technical Officer Trainee (Cartographic)	4	$201,900 - $396,240/ $132,600 - $150,540	Cartographic support
Total	**19**		

* Four existing time-limited posts (viz. 1 STP, 2 TP/ATP and 1 SO/SOT(P) posts) will lapse on 1 April 2013. Therefore, the net increase of posts in 2013-14 is 15.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)331

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4802

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Will the Government review the relationship between the Planning Department and the Town Planning Board in order to minimise the role conflict between them? Please provide the details. Also, will the Government consider reserving resources for the Town Planning Board to set up an independent secretariat?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Town Planning Board (TPB) currently comprises 35 members, 29 of whom are non-official members coming from a wide spectrum of professions, expertise and community interests and are appointed in their personal capacity. The Deputy Director of Planning/District has been appointed to serve as the Secretary to TPB. Decisions of TPB are made by its members and TPB's Secretary only provides TPB with secretarial services. There is thus no question of role conflict between the Planning Department and TPB. There is no plan to change the arrangement for TPB's Secretary.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)332

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4803

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Since the announcement of the measures against the "destroy first and build later" approach on 4 July 2011, how many relevant planning applications have been rejected or deferred by the Town Planning Board? Please provide the figures on a yearly basis.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Since the announcement of the measures against the "destroy first, build later" approach in July 2011, the Town Planning Board has considered 30 applications which were suspected to involve "destroy first, build later" activities. The status of the 30 applications as at March 2013 was as follows:

	Approved	**Rejected**	**Deferred**
2011 (from June to December)	0	6	0
2012	6	11	2
2013 (up to March)	0	3	2

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 16.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)333

Question Serial No.

4804

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

1. How many judicial reviews were lodged by the Town Planning Board (TPB) of its own accord in the past two years (i.e. 2011-12 and 2012-13)? Please provide the reasons for initiating such judicial reviews and the amount of expenditure involved; and

2. What was the amount of expenditure spent by TPB in handling the judicial reviews filed by others in the past two years (i.e. 2011-12 and 2012-13) respectively?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. In the past two years, the Town Planning Board (TPB) has lodged one judicial review (JR) in early 2013 against the Town Planning Appeal Board on the latter's interpretation of the Town Planning Ordinance in a case relating to the fulfillment of approval conditions of a planning permission. TPB disagrees with the interpretation. The work on the appeal is done by staff of the Planning Department (PlanD) who are providing secretarial service to TPB. The expenditure involved is absorbed by PlanD's existing resources.

2. In the past two years, the expenditure in handling the JRs filed against TPB is absorbed by PlanD's existing resources.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)334

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4805

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Does the Government have any statistics on the area of land with its existing use not in conformity with the planned land use in Hung Shui Kiu New Development Areas and the proposed Kwu Tung South and Yuen Long South Development Areas? If so, please provide the relevant data. And how will the Government handle the compensation cases arising from future land resumption?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

At present, Hung Shui Kiu, Kwu Tung South and Yuen Long South are predominantly rural in character and generally occupied by villages intermixed with low-density residential developments, agricultural land and open storage/port back-up uses. Studies are being carried out to examine the potential of these areas for more intensive development in the longer term in order to meet the housing and other land use needs of Hong Kong. Whilst we anticipate that some of the existing uses would not be compatible with the long-term planning intention of the areas, we do not have the relevant details at this stage as these studies are still on-going.

If land resumption and clearance is required to implement the planning proposals, ex-gratia compensation and/or rehousing arrangements will be offered to those affected in accordance with the established policy.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)335

Question Serial No.

4807

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Will the "Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study" be conducted by outside consultant? If yes, what is the schedule for appointing the consultant? Please also provide the details of the planning and design study on the redevelopment of Queensway Plaza, including the study schedule, expected date of publication, content and expenditure involved.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The "Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty –Feasibility Study" (the Study) will be carried out through consultancy service. The main objectives of the Study are to investigate the planning, architectural and engineering feasibility in redeveloping the study site for commercial uses, including Grade A office and retail uses, and to make recommendations to improve the pedestrian connectivity with developments in the vicinity and to upgrade the overall existing public realm. The invitation for Expression of Interest has been issued in March 2013 and is also available on the Planning Department's website. The Study is planned for completion in one year and the estimated expenditure is $4.5 million.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 12.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)336

Question Serial No.

4830

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

How much did the Government spend on publicising the project of North East New Territories New Development Areas last year (i.e. in 2012-13)? Please provide a breakdown of the expenditure on various publicity programmes.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

A total of $4.34 million was spent in 2012-13 on Stage Three Public Engagement (PE) of North East New Territories New Development Areas Planning and Engineering Study, the breakdown of which is as follows:

Items	Expenses ($million)
Stage Three PE Digest	0.29
Video	0.11
Roving exhibitions	0.04
PE forums and meetings setup	1.65
Publicity through television, radio and newspapers	2.25
Total	**4.34**

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)337

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4911

Head: 118 Planning Department Subhead (No. & title):

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

In 2013-14, what resources will the Government allocate to studying the relaxation or uplifting of the Pokfulam Moratorium? What are its working schedule, estimated manpower and expenditure?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

To increase housing land supply, the Administration is actively considering relaxing or lifting the moratorium currently in force in Pok Fu Lam and studying the relevant issues, including the traffic impact. At this stage, we have yet to come up with any specific proposals or timetable for relaxing or lifting the moratorium. The Transport Department has commissioned a traffic study that will be relevant to the work. The total consultancy fee for the traffic study is about $1.2 million and the estimated expenditure in 2013-14 is about $0.2 million. The planning work involved will be undertaken using the Planning Department's existing resources.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)338

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5115

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Please list the areas of land occupied by the following types of residential developments in the past five years:

	2008	2009	2010	2011	2012
Public housing developments (Public rental housing and Tenants Purchase Scheme)					
Home Ownership Scheme/ Private Sector Participation Scheme developments					
Residential developments by private developers (low density)					
Residential developments by private developers (medium density)					
Residential developments by private developers (high density)					
Small house					
Village house					
Other rural housing developments					
Others					
Total					

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Given the compact and mixed use development pattern of Hong Kong, it is common that local open spaces, transport facilities, commercial uses, and supporting government/institutional community facilities, etc are found in residential neighbourhoods. The Planning Department does not have readily available information on the net areas of land occupied by different types of housing under the required tabulation for the past five years.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 16.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)339

Question Serial No.

5194

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Please list the land area and the percentage of total land area occupied by public rental estate, Home Ownership Scheme, private housing and other residential units in each of the 18 Districts in the past five years (i.e. 2008-09 to 2012-13).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Given the compact and mixed use development pattern of Hong Kong, it is common that local open spaces, transport facilities, commercial uses, and supporting government/institutional community facilities, etc are found in residential neighbourhoods. The Planning Department does not have readily available information on the net land area and the percentage of total land area occupied by different types of housing units by the 18 districts for the past five years.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 16.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)340

Question Serial No.

5197

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Please list the number and percentage of occupants of public housing flats, Home Ownership Scheme flats, private flats and other residential flats in each of the 18 districts in the past five years (i.e. 2008-09 to 2012-13).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The numbers of persons and percentage distribution by broad housing type in each District Council District for 2008 to 2012, based on data provided by the Census and Statistics Department and the interdepartmental Working Group on Population Distribution Projections, are set out in the attached table.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Number and Percentage Distribution of Land-based Non-institutional Population[1] in District Council Districts by Broad Housing Type, 2008 to 2012

Year: 2008# (as at mid of year)

District Council District	Public Rental Housing		Subsidised Home Ownership Housing		Private Permanent Housing[2]		Others[3]		Total	
	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%
Central and Western	5 200	2.0	-	-	254 900	97.9	*	*	260 300	100.0
Wan Chai	-	-	-	-	159 000	99.7	500	0.3	159 600	100.0
Eastern	121 400	20.5	94 200	15.9	376 100	63.5	500	0.1	592 100	100.0
Southern	85 800	31.4	48 500	17.8	137 700	50.4	1 000	0.4	273 000	100.0
Yau Tsim Mong	9 800	3.3	13 300	4.5	268 500	91.7	1 200	0.4	292 900	100.0
Sham Shui Po	122 400	34.0	24 300	6.7	212 600	59.0	1 000	0.3	360 300	100.0
Kowloon City	57 100	16.0	6 100	1.7	291 800	81.8	1 500	0.4	356 500	100.0
Wong Tai Sin	212 000	50.8	139 900	33.5	65 600	15.7	*	*	417 700	100.0
Kwun Tong	283 200	49.2	98 700	17.1	193 400	33.6	600	0.1	575 800	100.0
Kwai Tsing	293 400	57.6	85 800	16.8	129 700	25.5	500	0.1	509 300	100.0
Tsuen Wan	66 800	22.8	2 100	0.7	223 000	76.0	1 400	0.5	293 300	100.0
Tuen Mun	154 000	31.3	123 400	25.1	211 400	43.0	3 400	0.7	492 200	100.0
Yuen Long	179 600	33.4	78 600	14.6	271 000	50.5	7 800	1.4	537 000	100.0
North	61 900	21.0	96 600	32.7	124 300	42.1	12 500	4.2	295 300	100.0
Tai Po	53 100	18.4	87 000	30.2	143 200	49.6	5 200	1.8	288 400	100.0
Sha Tin	167 700	27.6	189 200	31.2	249 800	41.2	300	*	607 000	100.0
Sai Kung	87 800	21.3	150 900	36.5	174 100	42.1	*	*	413 000	100.0
Islands	52 900	35.9	6 500	4.4	85 800	58.1	2 300	1.6	147 500	100.0
Total	***2 014 200***	***29.3***	***1 245 100***	***18.1***	***3 571 800***	***52.0***	***40 000***	***0.6***	***6 871 100***	***100.0***

Notes: Figures may not add up to the respective totals due to rounding.

(1) Land-based non-institutional population does not cover inmates of institutions and persons living on board vessels.

(2) Refer to private residential flats, village houses and other permanent housing.

(3) Refer to private temporary housing.

"*" Figures are compiled based on a small number of observations and not released owing to large sampling errors.

"-" Not applicable.

Figures presented in the above table are statistics which involve the use of the population figures in the compilation process. They have been revised to take into account the results of the 2011 Population Census which provided a benchmark for revising the population figures compiled since the 2006 Population By-census.

Source: General Household Survey, Census and Statistics Department.

Number and Percentage Distribution of Land-based Non-institutional Population[1] in District Council Districts by Broad Housing Type, 2008 to 2012

Year: 2009# (as at mid of year)

District Council District	Public Rental Housing		Subsidised Home Ownership Housing		Private Permanent Housing[2]		Others[3]		Total	
	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%
Central and Western	5 200	2.0	-	-	250 300	98.0	*	*	255 500	100.0
Wan Chai	-	-	-	-	158 400	100.0	*	*	158 500	100.0
Eastern	118 300	20.2	94 800	16.2	372 700	63.6	300	*	586 200	100.0
Southern	80 500	29.8	48 500	17.9	138 600	51.3	2 800	1.0	270 500	100.0
Yau Tsim Mong	9 600	3.2	12 900	4.3	273 500	91.9	1 400	0.5	297 500	100.0
Sham Shui Po	120 100	33.0	23 100	6.3	220 400	60.5	600	0.2	364 200	100.0
Kowloon City	56 800	15.7	6 700	1.8	297 600	82.1	1 300	0.4	362 500	100.0
Wong Tai Sin	210 500	50.8	135 600	32.7	68 100	16.4	*	*	414 300	100.0
Kwun Tong	293 600	49.6	103 600	17.5	192 500	32.5	1 800	0.3	591 400	100.0
Kwai Tsing	292 700	57.8	86 700	17.1	125 800	24.8	1 200	0.2	506 400	100.0
Tsuen Wan	63 700	21.9	3 700	1.3	221 600	76.0	2 400	0.8	291 500	100.0
Tuen Mun	154 000	31.7	127 700	26.3	203 300	41.8	1 300	0.3	486 300	100.0
Yuen Long	181 400	33.4	72 800	13.4	276 700	51.0	11 900	2.2	542 800	100.0
North	66 400	22.1	94 600	31.5	124 000	41.3	15 200	5.1	300 200	100.0
Tai Po	54 700	19.0	81 500	28.3	150 200	52.2	1 600	0.5	288 000	100.0
Sha Tin	166 200	27.4	188 800	31.1	248 500	41.0	3 400	0.6	606 800	100.0
Sai Kung	85 100	20.5	143 600	34.5	186 500	44.9	400	0.1	415 700	100.0
Islands	51 100	35.0	6 600	4.5	87 200	59.6	1 300	0.9	146 200	100.0
Total	***2 009 900***	***29.2***	***1 231 300***	***17.9***	***3 596 000***	***52.2***	***47 300***	***0.7***	***6 884 500***	***100.0***

Notes: Figures may not add up to the respective totals due to rounding.

(1) Land-based non-institutional population does not cover inmates of institutions and persons living on board vessels.

(2) Refer to private residential flats, village houses and other permanent housing.

(3) Refer to private temporary housing.

"*" Figures are compiled based on a small number of observations and not released owing to large sampling errors.

"-" Not applicable.

Figures presented in the above table are statistics which involve the use of the population figures in the compilation process. They have been revised to take into account the results of the 2011 Population Census which provided a benchmark for revising the population figures compiled since the 2006 Population By-census.

Source: General Household Survey, Census and Statistics Department.

Number and Percentage Distribution of Land-based Non-institutional Population[1] in District Council Districts by Broad Housing Type, 2008 to 2012

Year: 2010# (as at mid of year)

District Council District	Public Rental Housing		Subsidised Home Ownership Housing		Private Permanent Housing[2]		Others[3]		Total	
	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%
Central and Western	5 700	2.2	-	-	250 900	97.6	400	0.2	257 000	100.0
Wan Chai	-	-	-	-	158 000	99.9	*	*	158 100	100.0
Eastern	111 000	19.0	96 700	16.5	377 300	64.5	300	0.1	585 400	100.0
Southern	81 800	30.2	45 500	16.8	140 200	51.8	3 100	1.2	270 600	100.0
Yau Tsim Mong	10 900	3.6	13 500	4.5	277 500	91.7	900	0.3	302 800	100.0
Sham Shui Po	124 400	34.1	21 100	5.8	218 000	59.9	700	0.2	364 200	100.0
Kowloon City	55 100	15.1	7 600	2.1	300 200	82.4	1 300	0.3	364 200	100.0
Wong Tai Sin	206 000	49.7	142 900	34.5	65 800	15.9	-	-	414 700	100.0
Kwun Tong	314 500	51.9	98 900	16.3	192 300	31.7	500	0.1	606 200	100.0
Kwai Tsing	287 400	57.0	90 900	18.0	125 000	24.8	1 100	0.2	504 500	100.0
Tsuen Wan	60 500	20.9	3 000	1.0	225 400	77.6	1 400	0.5	290 300	100.0
Tuen Mun	152 500	31.4	123 300	25.4	205 500	42.3	4 200	0.9	485 600	100.0
Yuen Long	195 900	35.5	73 200	13.2	271 600	49.2	11 800	2.1	552 500	100.0
North	64 500	21.2	93 400	30.7	132 000	43.5	13 900	4.6	303 800	100.0
Tai Po	53 000	18.3	82 400	28.4	152 400	52.6	2 000	0.7	289 900	100.0
Sha Tin	172 500	28.0	184 400	29.9	257 700	41.8	2 100	0.3	616 600	100.0
Sai Kung	81 100	19.3	144 100	34.2	195 200	46.3	1 000	0.2	421 400	100.0
Islands	52 300	35.2	8 200	5.5	86 800	58.4	1 400	0.9	148 600	100.0
Total	***2 029 000***	***29.3***	***1 229 100***	***17.7***	***3 632 000***	***52.4***	***46 200***	***0.7***	***6 936 200***	***100.0***

Notes: Figures may not add up to the respective totals due to rounding.

(1) Land-based non-institutional population does not cover inmates of institutions and persons living on board vessels.

(2) Refer to private residential flats, village houses and other permanent housing.

(3) Refer to private temporary housing.

"*" Figures are compiled based on a small number of observations and not released owing to large sampling errors.

"-" Not applicable.

Figures presented in the above table are statistics which involve the use of the population figures in the compilation process. They have been revised to take into account the results of the 2011 Population Census which provided a benchmark for revising the population figures compiled since the 2006 Population By-census.

Source: General Household Survey, Census and Statistics Department.

Number and Percentage Distribution of Land-based Non-institutional Population[(1)] in District Council Districts by Broad Housing Type, 2008 to 2012

Year: 2011# (as at mid of year)

District Council District	Public Rental Housing		Subsidised Home Ownership Housing		Private Permanent Housing[(2)]		Others[(3)]		Total	
	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%
Central and Western	5 400	2.2	-	-	243 300	97.8	*	*	248 800	100.0
Wan Chai	-	-	-	-	150 900	100.0	-	-	150 900	100.0
Eastern	115 100	19.7	90 700	15.6	376 800	64.6	500	0.1	583 000	100.0
Southern	79 900	29.5	46 100	17.0	143 700	53.0	1 500	0.5	271 200	100.0
Yau Tsim Mong	10 300	3.4	12 900	4.2	281 500	92.2	500	0.2	305 200	100.0
Sham Shui Po	123 100	32.9	21 100	5.6	229 500	61.2	1 000	0.3	374 700	100.0
Kowloon City	58 300	15.7	7 500	2.0	305 900	82.2	*	*	371 900	100.0
Wong Tai Sin	207 000	49.8	134 600	32.4	73 900	17.8	400	0.1	415 800	100.0
Kwun Tong	327 400	53.1	101 800	16.5	187 000	30.3	700	0.1	616 900	100.0
Kwai Tsing	289 000	57.4	83 400	16.6	130 400	25.9	400	0.1	503 200	100.0
Tsuen Wan	63 500	21.1	3 600	1.2	232 000	77.0	2 300	0.8	301 300	100.0
Tuen Mun	148 200	30.9	117 000	24.4	210 500	43.9	3 600	0.8	479 300	100.0
Yuen Long	193 100	33.7	72 500	12.7	298 900	52.2	8 400	1.5	573 000	100.0
North	64 300	21.4	92 600	30.9	128 300	42.8	14 800	4.9	300 000	100.0
Tai Po	51 100	17.4	80 300	27.4	158 000	53.9	4 000	1.4	293 400	100.0
Sha Tin	165 500	26.4	179 100	28.6	279 200	44.6	2 100	0.3	625 900	100.0
Sai Kung	84 300	19.5	143 000	33.0	204 300	47.1	1 700	0.4	433 400	100.0
Islands	48 000	34.7	6 300	4.6	82 900	60.0	1 000	0.7	138 100	100.0
Total	***2 033 600***	***29.1***	***1 192 600***	***17.1***	***3 716 800***	***53.2***	***43 200***	***0.6***	***6 986 200***	***100.0***

Notes: Figures may not add up to the respective totals due to rounding.

(1) Land-based non-institutional population does not cover inmates of institutions and persons living on board vessels.

(2) Refer to private residential flats, village houses and other permanent housing.

(3) Refer to private temporary housing.

"*" Figures are compiled based on a small number of observations and not released owing to large sampling errors.

"-" Not applicable.

Figures presented in the above table are statistics which involve the use of the population figures in the compilation process. They have been revised to take into account the results of the 2011 Population Census which provided a benchmark for revising the population figures compiled since the 2006 Population By-census.

Source: General Household Survey, Census and Statistics Department.

Number and Percentage Distribution of Land-based Non-institutional Population[1] in District Council Districts by Broad Housing Type, 2008 to 2012

Year: 2012 (as at mid of year)

District Council District	Public Rental Housing		Subsidised Home Ownership Housing		Private Permanent Housing[2]		Others[3]		Total	
	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%	Number of persons	%
Central and Western	6 600	2.6	*	*	240 600	94.8	6 600	2.6	253 900	100.0
Wan Chai	*	*	*	*	151 900	98.4	2 400	1.6	154 400	100.0
Eastern	118 200	20.1	93 700	15.9	370 900	62.9	6 400	1.1	589 300	100.0
Southern	80 100	28.6	46 800	16.7	143 700	51.4	9 200	3.3	279 700	100.0
Yau Tsim Mong	10 000	3.2	13 700	4.3	280 500	89.1	10 600	3.4	314 700	100.0
Sham Shui Po	134 600	34.6	21 800	5.6	223 900	57.5	9 000	2.3	389 300	100.0
Kowloon City	60 300	15.8	6 900	1.8	307 000	80.3	8 200	2.1	382 400	100.0
Wong Tai Sin	213 200	50.0	136 500	32.0	71 200	16.7	5 900	1.4	426 800	100.0
Kwun Tong	346 600	54.7	99 300	15.7	180 500	28.5	7 100	1.1	633 500	100.0
Kwai Tsing	291 900	57.3	83 900	16.5	123 500	24.2	10 400	2.0	509 600	100.0
Tsuen Wan	64 700	21.1	3 200	1.0	231 500	75.7	6 600	2.2	305 900	100.0
Tuen Mun	149 900	30.5	120 700	24.6	208 300	42.4	12 500	2.6	491 400	100.0
Yuen Long	195 700	33.2	73 500	12.5	301 800	51.2	17 900	3.0	588 900	100.0
North	69 300	22.6	89 200	29.0	131 100	42.7	17 600	5.7	307 100	100.0
Tai Po	52 800	17.5	84 600	28.1	155 800	51.8	7 600	2.5	300 700	100.0
Sha Tin	176 200	27.6	184 500	28.9	269 300	42.2	8 700	1.4	638 700	100.0
Sai Kung	89 500	20.3	144 300	32.7	202 200	45.8	5 500	1.3	441 400	100.0
Islands	50 700	34.8	6 800	4.6	83 200	57.1	5 100	3.5	145 800	100.0
Total	***2 110 300***	***29.5***	***1 209 300***	***16.9***	***3 676 700***	***51.4***	***157 400***	***2.2***	***7 153 600***	***100.0***

Notes: Figures may not add up to the respective totals due to rounding.
"*" denotes a number of less than 50 or a percentage of less than 0.05

(1) Figures exclude persons living on board vessels but include inmates in institutions. As such, they are not strictly comparable with the 2008-2011 figures provided by Census and Statistics Department.

(2) Refer to private residential flats, village houses and staff quarters.

(3) Refer to private temporary housing, non-domestic housing and institutions.

Source: Working Group on Population Distribution Projections, Base Year Estimates 2012.

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)341

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5198

Head: 118 Planning Department Subhead (No. & title):

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Please list the number of households and occupants of the following types of residential developments in the past five years:

	2008	2009	2010	2011	2012
Public housing developments (Public rental housing and Tenants Purchase Scheme)					
Home Ownership Scheme/ Private Sector Participation Scheme developments					
Residential developments by private developers (low density)					
Residential developments by private developers (medium density)					
Residential developments by private developers (high density)					
Small house					
Village house					
Other rural housing developments					
Others					
Total					

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The number of households and persons by broad housing type for 2008 to 2012, based on data provided by the Census and Statistics Department and the interdepartmental Working Group on Population Distribution Projections, are provided below:

Number of domestic households by broad housing type, 2008 to 2011[(1)]

Broad housing type	2008	2009	2010	2011
Public rental housing	679 900	686 200	699 600	708 700
Home Ownership Subsidised housing	377 200	376 600	379 200	372 200
Private permanent housing[(2)]	1 205 100	1 215 700	1 227 900	1 259 700
Others[(3)]	16 900	18 800	18 300	18 700
Total	**2 279 100**	**2 297 200**	**2 325 100**	**2 359 300**

Number of persons[(4)] by broad housing type, 2008 to 2012

Broad housing type	2008#	2009#	2010#	2011	2012
Public rental housing	2 014 200	2 009 900	2 029 000	2 033 600	2 110 300
Home Ownership Subsidised housing	1 245 100	1 231 300	1 229 100	1 192 600	1 209 300
Private permanent housing[(2)]	3 571 800	3 596 000	3 632 000	3 716 800	3 676 700
Others[(3)]	40 000	47 300	46 200	43 200	157 400
Total	**6 871 100**	**6 884 500**	**6 936 200**	**6 986 200**	**7 153 600**

Notes:

Figures may not add up to the respective totals due to rounding.

(1) The 2012 figures are still under compilation.

(2) Refer to private residential flats, village houses and other permanent housing. Residential developments by private developers (low density), residential developments by private developers (medium density), residential developments by private developers (high density), small houses, village houses and other rural housing developments are subsumed in private permanent housing. It should be noted that the coverage of this housing type for 2008 to 2011 is slightly different from that of 2012.

(3) Refer to private temporary housing for 2008 to 2011, where institutions are also included for the 2012 figures.

(4) The 2008 to 2011 figures exclude persons living on board vessels and inmates in institutions, whilst the 2012 figures only exclude persons living on board vessels. As such, they are not strictly comparable.

Figures presented in the table are statistics which involve the use of the population figures in the compilation process. They have been revised to take into account the results of the 2011 Population Census which provided a benchmark for revising the population figures compiled since the 2006 Population By-census.

Sources: General Household Survey, Census and Statistics Department for 2008 to 2011 figures

The Working Group on Population Distribution Projections for the 2012 figures

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)342

Question Serial No.

5333

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Head: 118 Planning Department

Subhead (No. & title):

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

During the past five years (from 2008-09 to 2012-13), how many applications involved the change of land use? On average, how many times were they deferred, and how long did it take for them to be considered upon receipt of the application (in months)? How many of them were rejected? How many of them were withdrawn by applicants? What is the amount of departmental expenses involved?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

In the past five years (2008-09 to 2012-13), the Town Planning Board received 172 applications for amendment of plans under section 12A of the Town Planning Ordinance. Out of them, request for deferral of consideration by the Board were submitted for 80 applications. The deferral requests were considered by the Board within the statutory time limit, i.e. within three months from receipt of the application. For most of the cases, the times of deferral were from one to three. Of these 80 applications with deferral, 29 had been subsequently withdrawn. The work for arranging the Board to consider the deferral requests is carried out by the staff concerned as part of their overall duties, and thus a breakdown of the departmental expenses used solely for the work is not available.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 16.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)343

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4960

Head: 118 Planning Department

Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

What is the expenditure on duty visits outside Hong Kong in the name of the Department over the past five years (i.e. 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13)? Please provide information in the table below -

Date of the duty visit	Reason of the duty visit	Number of accompanying officials	Hotel accommodation and expenditure incurred	Air ticket class and fare	Total expenditure incurred

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

Information on duty visits outside Hong Kong in the name of Planning Department over the past five years from 2008-09 to 2012-13 is given in the table below.

Year of duty visits	**Total number of duty visits (reasons of duty visits)** (Note 1)	**Number of participating officials per visit**	**Hotel expenditure incurred ($)**	**Expenditure on air ticket ($)**	**Total expenditure incurred ($)** (Note 2)
2008-09	17 visits (Meetings to discuss specific issues; general/regular operational contacts)	1 - 8 nos.	65,477	100,392	328,882

2009-10	19 visits (Meetings to discuss specific issues; general/regular operational contacts)	1 – 3 nos.	63,393	115,422	297,543
2010-11	23 visits (Meetings to discuss specific issues; general/regular operational contacts)	1 – 10 nos.	155,884	253,480	593,626
2011-12	22 visits (Meetings to discuss specific issues; general/regular operational contacts)	1 – 6 nos.	278,590	295,370	778,912
2012-13	22 visits (Meetings to discuss specific issues; general/regular operational contacts)	1 – 12 nos.	118,673	343,204	741,447

Notes

1. Excluding one-day trips which incurred no expenditure on hotel and air ticket.

2. Including Overseas Subsistence Allowance (OSA) granted to participating officials. Under existing regulations, an officer who is on duty outside Hong Kong may be granted OSA to cover the cost of accommodation, in-town travelling, meals, etc. arranged by himself. It is payable from the night following arrival in the first place of duty up to the night before departure from the last place of duty.

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 16.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)344

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

3660

Head: 118 Planning Department

Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question:

Regarding the departmental records management work over the past three years (2010-2011, 2011-12, 2012-13):

(1) Please provide information on the number and rank of officers designated to perform such work. If there is no officer designated for such work, please provide information on the number of officers and the hours of work involved in records management duties, and the other duties they have to undertake in addition to records management;

(2) Please list in the table below information on programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents

(3) Please list in the table below information on programme and administrative records which have been transferred to GRS for retention:

Category of records	Years covered by the records	Number and linear metres of records	Year that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

(4) Please list in the table below information on records which have been approved for destruction by GRS:

Category of records	Years covered by the records	Number and linear metres of records	Year that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

Asked by: Hon. HO Sau-lan, Cyd

Reply:

Information on our departmental records management work over the past three years is provided below.

(1) No officer is designated solely to perform records management work. A number of officers of different grades including professional, executive, clerical and secretarial are involved in carrying out the duty. However, as records management is only part of their overall duties, we are not able to provide a breakdown of the manpower spent solely on the work.

(2) Currently, no programme or administrative record has been closed pending transfer to the Government Records Service (GRS) for appraisal.

(3) Information on the programme and administrative records which have been transferred to GRS for retention is as follows:

Category of records	**Years covered by the records**	**Number and linear metres of records**	**Year that the records were transferred to GRS**	**Retention period approved by GRS**	**Are they confidential documents**
Administrative records	1974 – 2004	11 (0.011 linear metre)	2012	Seven years after action completed	No

(4) Records which have been approved for destruction by GRS:

Category of records	**Years covered by the records**	**Number and linear metres of records**	**Year that the records were transferred to GRS**	**Retention period approved by GRS**	**Are they confidential documents**
Administrative records	1983 – 2010	6 137 (25.64 linear metres)	Not Applicable	One to seven years after action completed	One out of 6 137 record is confidential
Programme records	1982 – 2003	342 (15 linear metres)	Not Applicable	Seven years after action completed	No

Name in block letters: K. K. LING

Post Title: Director of Planning

Date: 11.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)345

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

4732

Head: 701 Land Acquisition Subhead (No. & title):

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

How many claims for "Tun Fu" payments were processed in each of the last three years (i.e. 2010-11, 2011-12 and 2012-13)? Please provide the location, the amount claimed, the work involved and the reasons for claim in each case. What is the mechanism adopted by the Government to verify whether the claims are reasonable and essential? If "Tun Fu" fees are claimed for fung shui reasons, will the Government engage a fung shui practitioner to verify the claim? What is the expenditure involved?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The "Tun Fu" Ex-gratia Allowance (EGA) may be payable to pre-1898 indigenous villages in the New Territories affected by public works projects to facilitate the villagers' performance of "Tun Fu" ceremonies. For the last three years (2010-11 to 2012-13), the Lands Department completed the processing of 37 claims for allowance for conducting Tun Fu ceremonies, details of which are tabulated below:

(I) 11 claims in 2010-11

Location	Total Amount Claimed ($)	Works Involved
Shatin, Tai Po, Tsuen Wan, Yuen Long	3,183,800	Sewerage, Drainage Tunnel, Railway, Road

(II) 18 claims in 2011-12

Location	Total Amount Claimed ($)	Works Involved
North District, Shatin, Tai Po, Tsuen Wan, Tuen Mun, Yuen Long	19,415,300	Sewerage, Drainage, Railway, Public Housing, Road and Sewage Pumping Station

(III) Eight claims in 2012-13

Location	Total Amount Claimed ($)	Nature of works
North District, Tai Po, Yuen Long	633,721	Sewerage, Railway

All claims must be fully justified. The claimants are required to submit a list of itemised expenses for "Tun Fu" ceremonies for vetting. In determining the final amount of the "Tun Fu" payment, the reasonableness of the claim with reference to previous similar claims, the distance between the locations of the works and the villages where fung shui is alleged to be affected, village size and population, etc. will be taken into account. Views from relevant departments may also be collected. No fung shui practitioner is engaged to verify claims.

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013

Examination of Estimates of Expenditure 2013-14

Reply Serial No.

DEVB(PL)346

CONTROLLING OFFICER'S REPLY TO INITIAL WRITTEN QUESTION

Question Serial No.

5486

Head: 701 Land Acquisition

Subhead (No. & title):

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

How much was spent on fung shui compensation arising from public works projects in the last five years (i.e. 2008-09 to 2012-13); and of which, how much was spent on "Tun Fu" payments?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The "Tun Fu" Ex-gratia Allowance (EGA) may be payable to pre-1898 indigenous villages in the New Territories affected by public works projects to facilitate the villagers' performance of "Tun Fu" ceremonies. The amounts of "Tun Fu" payments for the past five years are as follows:

Year	Amount
2008-09	$272,400
2009-10	$438,100
2010-11	$1,278,000
2011-12	$5,176,300
2012-13	$387,400

Name in block letters: Ms Bernadette Linn

Post Title: Director of Lands

Date: 15.4.2013