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Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2014-15

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DEVB(PL)270	6350	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)271	6351	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)272	6352	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)273	6353	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)274	6354	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)275	6355	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)276	6356	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)277	6357	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)278	6358	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)279	6359	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)280	6694	LAM Kin-fung, Jeffrey	138	
DEVB(PL)281	5463	LEE Kok-long, Joseph	138	(2) Buildings, Lands and Planning
DEVB(PL)282	6129	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)283	6130	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)284	6133	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)285	6144	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)286	6147	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)287	6148	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)288	6607	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)289	4396	MOK, Charles Peter	138	
DEVB(PL)290	6186	MOK, Charles Peter	138	(2) Buildings, Lands and Planning
DEVB(PL)291	6216	MOK, Charles Peter	138	(2) Buildings, Lands and Planning
DEVB(PL)292	6550	MOK, Charles Peter	138	(2) Buildings, Lands and Planning
DEVB(PL)293	5494	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)294	5495	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)295	5525	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)296	3371	SIN Chung-kai	138	(2) Buildings, Lands and Planning
DEVB(PL)297	5153	TIEN Pei-chun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)298	5169	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)299	5612	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)300	5613	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)301	6119	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)302	5252	WONG Yuk-man	138	(2) Buildings, Lands and Planning
DEVB(PL)303	5065	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)304	5066	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)305	5067	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)306	5775	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)307	5776	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)308	5779	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)309	5780	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)310	5781	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works

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DEVB(PL)311	5786	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)312	5787	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)313	5788	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)314	5789	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)315	5790	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)316	5791	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)317	5792	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)318	5793	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)319	5794	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)320	5801	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)321	5802	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)322	5803	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)323	5804	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)324	5805	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)325	5806	CHAN Ka-lok, Kenneth	82	(-) Buildings and Building Works
DEVB(PL)326	4831	CHEUNG Chiu-hung, Fernando	82	(-) Buildings and Building Works
DEVB(PL)327	4832	CHEUNG Chiu-hung, Fernando	82	(-) Buildings and Building Works
DEVB(PL)328	5453	HO Sau-lan, Cyd	82	(-) Buildings and Building Works
DEVB(PL)329	4258	KWOK Wai-keung	82	(-) Buildings and Building Works
DEVB(PL)330	5464	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)331	5465	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)332	5467	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)333	5469	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)334	5470	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)335	5471	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)336	5472	LEE Kok-long, Joseph	82	(-) Buildings and Building Works
DEVB(PL)337	5700	LEE Wai-king, Starry	82	(-) Buildings and Building Works
DEVB(PL)338	4376	MA Fung-kwok	82	(-) Buildings and Building Works
DEVB(PL)339	5149	TIEN Pei-chun, James	82	(-) Buildings and Building Works
DEVB(PL)340	5150	TIEN Pei-chun, James	82	(-) Buildings and Building Works
DEVB(PL)341	5151	TIEN Pei-chun, James	82	(-) Buildings and Building Works
DEVB(PL)342	5152	TIEN Pei-chun, James	82	(-) Buildings and Building Works
DEVB(PL)343	5154	TIEN Pei-chun, James	82	(-) Buildings and Building Works
DEVB(PL)344	5155	TIEN Pei-chun, James	82	(-) Buildings and Building Works
DEVB(PL)345	5615	TO Kun-sun, James	82	(-) Buildings and Building Works
DEVB(PL)346	4683	WONG Kwok-hing	82	(-) Buildings and Building Works
DEVB(PL)347	4684	WONG Kwok-hing	82	(-) Buildings and Building Works
DEVB(PL)348	4685	WONG Kwok-hing	82	(-) Buildings and Building Works
DEVB(PL)349	4772	WONG Kwok-hing	82	(-) Buildings and Building Works

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DEVB(PL)350	4773	WONG Kwok-hing	82	(-) Buildings and Building Works
DEVB(PL)351	5231	WONG Yuk-man	82	(-) Buildings and Building Works
DEVB(PL)352	4994	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)353	5043	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)354	5044	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)355	5045	WU Chi-wai	82	(-) Buildings and Building Works
DEVB(PL)356	3491	CHEUNG Chiu-hung, Fernando	33	(3) Provision of Land and Infrastructure
DEVB(PL)357	3492	CHEUNG Chiu-hung, Fernando	33	(3) Provision of Land and Infrastructure
DEVB(PL)358	5625	HO Chun-yan, Albert	33	(3) Provision of Land and Infrastructure
DEVB(PL)359	4290	MAK Mei-kuen, Alice	33	(3) Provision of Land and Infrastructure
DEVB(PL)360	5048	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)361	4904	CHAN Ka-lok, Kenneth	42	(2) Mechanical Installations Safety
DEVB(PL)362	5413	CHAN Hak-kan	91	(1) Land Administration
DEVB(PL)363	5414	CHAN Hak-kan	91	(1) Land Administration
DEVB(PL)364	5807	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)365	5808	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)366	5809	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)367	5810	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)368	5811	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)369	5812	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)370	5813	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)371	5815	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)372	5819	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)373	5820	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)374	5825	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)375	5826	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)376	5829	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)377	5982	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)378	4810	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)379	4812	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)380	4814	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)381	4827	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration

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DEVB(PL)382	4828	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)383	4829	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)384	4830	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)385	4837	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)386	5934	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)387	6583	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)388	5865	FAN Kwok-wai, Gary	91	(1) Land Administration
DEVB(PL)389	4113	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)390	4114	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)391	4115	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)392	4116	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)393	4858	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)394	4859	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)395	4860	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)396	4861	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)397	4865	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)398	6013	LEUNG Kwok-hung	91	
DEVB(PL)399	6014	LEUNG Kwok-hung	91	(1) Land Administration
DEVB(PL)400	6020	LEUNG Kwok-hung	91	(1) Land Administration
DEVB(PL)401	5518	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)402	5161	TIEN Pei-chun, James	91	(1) Land Administration
DEVB(PL)403	5162	TIEN Pei-chun, James	91	(1) Land Administration
DEVB(PL)404	5163	TIEN Pei-chun, James	91	(1) Land Administration
DEVB(PL)405	5164	TIEN Pei-chun, James	91	(1) Land Administration
DEVB(PL)406	5165	TIEN Pei-chun, James	91	(3) Legal Advice
DEVB(PL)407	4722	WONG Kwok-hing	91	
DEVB(PL)408	4723	WONG Kwok-hing	91	
DEVB(PL)409	4724	WONG Kwok-hing	91	
DEVB(PL)410	5281	WONG Yuk-man	91	
DEVB(PL)411	5103	WU Chi-wai	91	(1) Land Administration
DEVB(PL)412	5104	WU Chi-wai	91	(1) Land Administration
DEVB(PL)413	5105	WU Chi-wai	91	(1) Land Administration
DEVB(PL)414	5106	WU Chi-wai	91	(1) Land Administration
DEVB(PL)415	5107	WU Chi-wai	91	(1) Land Administration
DEVB(PL)416	4375	CHAN Chi-chuen	118	(1) Territorial Planning
DEVB(PL)417	4343	CHAN Han-pan	118	(3) Town Planning Information Services
DEVB(PL)418	3635	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)419	5831	CHAN Ka-lok, Kenneth	118	(1) Territorial Planning
DEVB(PL)420	5835	CHAN Ka-lok, Kenneth	118	(1) Territorial Planning
DEVB(PL)421	5837	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)422	5838	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)423	5839	CHAN Ka-lok, Kenneth	118	(2) District Planning

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DEVB(PL)424	5840	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)425	5841	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)426	5842	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)427	5843	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)428	5844	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)429	5993	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)430	5995	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)431	5996	CHAN Ka-lok, Kenneth	118	(3) Town Planning Information Services
DEVB(PL)432	5305	CHAN Wai-yip, Albert	118	(2) District Planning
DEVB(PL)433	5309	CHAN Wai-yip, Albert	118	(2) District Planning
DEVB(PL)434	5373	CHAN Wai-yip, Albert	118	(2) District Planning
DEVB(PL)435	5374	CHAN Wai-yip, Albert	118	(1) Territorial Planning
DEVB(PL)436	5375	CHAN Wai-yip, Albert	118	(2) District Planning
DEVB(PL)437	4310	CHAN Yuen-han	118	(2) District Planning
DEVB(PL)438	4325	CHAN Yuen-han	118	(2) District Planning
DEVB(PL)439	5923	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)440	5931	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)441	5932	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)442	5940	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning (2) District Planning
DEVB(PL)443	5942	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)444	5943	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning (2) District Planning
DEVB(PL)445	6385	HO Chun-yan, Albert	118	(2) District Planning
DEVB(PL)446	6387	HO Chun-yan, Albert	118	(2) District Planning
DEVB(PL)447	5447	HO Sau-lan, Cyd	118	(2) District Planning
DEVB(PL)448	5450	HO Sau-lan, Cyd	118	(2) District Planning
DEVB(PL)449	4876	KWOK Ka-ki	118	(1) Territorial Planning (2) District Planning
DEVB(PL)450	4257	KWOK Wai-keung	118	(4) Technical Services
DEVB(PL)451	5549	LAU Wai-hing, Emily	118	(2) District Planning
DEVB(PL)452	5998	LEUNG Kwok-hung	118	(2) District Planning
DEVB(PL)453	6005	LEUNG Kwok-hung	118	
DEVB(PL)454	6006	LEUNG Kwok-hung	118	
DEVB(PL)455	6007	LEUNG Kwok-hung	118	(2) District Planning
DEVB(PL)456	6021	LEUNG Kwok-hung	118	(2) District Planning
DEVB(PL)457	6131	LEUNG Kwok-hung	118	(2) District Planning
DEVB(PL)458	5521	SHEK Lai-him, Abraham	118	(1) Territorial Planning
DEVB(PL)459	5522	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)460	5523	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)461	6570	TANG Ka-piu	118	(2) District Planning

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DEVB(PL)462	5620	TO Kun-sun, James	118	(2) District Planning
DEVB(PL)463	5288	WONG Yuk-man	118	
DEVB(PL)464	5015	WU Chi-wai	118	(2) District Planning
DEVB(PL)465	5108	WU Chi-wai	118	(2) District Planning
DEVB(PL)466	5109	WU Chi-wai	118	(2) District Planning
DEVB(PL)467	5110	WU Chi-wai	118	(2) District Planning
DEVB(PL)468	6308	CHAN Ka-lok, Kenneth	701	
DEVB(PL)469	6375	CHEUNG Chiu-hung, Fernando	701	
DEVB(PL)470	5346	CHAN Wai-yip, Albert	707	
DEVB(PL)471	4332	CHAN Yuen-han	707	
DEVB(PL)472	5147	HO Chun-yin, Steven	707	
DEVB(PL)473	5560	LAU Wai-hing, Emily	707	
DEVB(PL)474	5561	LAU Wai-hing, Emily	707	
DEVB(PL)475	5562	LAU Wai-hing, Emily	707	
DEVB(PL)476	3376	SIN Chung-kai	707	
DEVB(PL)477	5886	WONG Pik-wan, Helena	707	

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1244)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 3):

As stated in Matters Requiring Special Attention in 2014-15, the Administration will "continue to work with Shenzhen authorities through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development in steering cross-boundary planning and development issues, and to take forward the development of the Lok Ma Chau Loop". Will the Administration advise this Committee on the following:

(1) How many meetings have been held by the Hong Kong-Shenzhen Joint Task Force on Boundary District Development over the past year (i.e. in 2013)?

(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 Chi-chuen

Reply:

The Hong Kong-Shenzhen Joint Task Force on Boundary District Development (HK-SZ JTF) was set up in December 2007 to coordinate and steer the work on studies relating to the planning and development of land in the boundary district. In 2013, two meetings had been held in June and November respectively. At the meetings, the two sides reviewed the progress of the major co-operation initiatives of Hong Kong and Shenzhen (SZ) over the past year including planning matters relating to the Planning and Engineering Study on Development of the Lok Ma Chau Loop within the purview of Development Bureau (Planning and Lands Branch). We will continue to work with SZ authorities through the HK-SZ JTF to take forward the development of the Lok Ma Chau Loop in 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1245)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 4):

Under Matters Requiring Special Attention in 2014-15, it is stated that one of the Administration's major work is to "oversee and co-ordinate the implementation of the Kwu Tung North and Fanling North New Development Areas (NDAs)". Will the Administration advise this Committee on the following:

(1) Details of matters expected to require overseeing and co-ordination in the coming year.

(2) Whether the compensation and rehousing package for land resumption in the NDAs is one of the above matters. If yes, please advise on the estimated expenditure involved, the estimated number of nuclear households affected and the average amount of compensation for each nuclear household.

Asked by: Hon. CHAN Chi-chuen

Reply:

The Development Bureau will continue to oversee and co-ordinate the implementation of the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs) in the coming year, including seeking funding approval for carrying out detailed design and site investigation for the advance site formation and engineering infrastructure works at KTN and FLN NDAs, liaising with affected parties and devising practicable options on compensation and rehousing arrangements in consultation with concerned policy bureaux and departments.

As the NDAs development will be carried out in phases, the estimated expenditure and the number of households eligible for compensation and ex-gratia allowances and the amounts involved can only be ascertained upon verification of the status and eligibility of affected households as and when the land resumption for each phase is approved by the Government in accordance with the implementation programme of the NDAs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1698)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 3):

It is mentioned in the Programme that the Planning and Lands Branch worked with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects to increase the supply of small and medium-sized flats in 2013. Which directorate grade officer took the lead in such work? What has been achieved in this respect so far?

Asked by: Hon. CHAN Hak-kan

Reply:

The MTR Corporation Limited is the agent of the West Rail Property Development Limited for implementing the West Rail property development projects. The Government has been liaising closely with the MTRCL to ensure the smooth implementation of such projects. Such work is taken up by various officers in the Bureaux and Departments concerned according to distribution of responsibilities.

In the past three financial years from 2011-12 to 2013-14, a total of six West Rail property development projects have been successfully tendered for private housing, capable of providing a total of about 9 100 flats, out of which about 5 900 flats (or 65%) will be small and medium-sized.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1699)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 4):

It is mentioned in the Programme that during 2014-15, the Administration will formulate legislative proposals for amending the Land (Miscellaneous Provisions) Ordinance to increase the deterrent effect against offences related to unlawful occupation of unleased land. What is the progress achieved in this respect in 2013? Apart from that, when will the proposals for new legislation/legislative amendments be expected to be tabled at the Legislative Council for scrutiny?

Asked by: Hon. CHAN Hak-kan

Reply:

In 2013, the Development Bureau and the Lands Department reviewed the provisions relating to unlawful occupation of unleased Government land in the Land (Miscellaneous Provisions) Ordinance (Cap. 28) and examined corresponding legislative amendments to increase the deterrent effect against the relevant offences and to introduce 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 at introducing the relevant legislative amendment bill into the LegCo in the second half of this legislative year, after prior consultation with the LegCo Panel on Development.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0039)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 301):

1. What is the estimated expenditure on the salaries for the Secretary for Development and the Under Secretary for Development in 2014-15? Please provide detailed information on the fringe benefits and allowances enjoyed by them and their family members. How many days of paid annual leave are the Secretary for Development and the Under Secretary for Development entitled to respectively?

2. Has the Government any plans to recruit the Political Assistant to Secretary for Development in the coming year? What is the estimated expenditure on salary earmarked for the Political Assistant?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. For budgetary purposes, the provisions for the salary in respect of the positions of Secretary for Development (SDEV) and Under Secretary for Development (USDEV) in 2014-15 are $3.38 million and $2.54 million respectively. Except for the general fringe benefits that are provided to officers and their eligible family members, such as medical and dental care, the post-holders and their family members are not entitled to other benefits. Both SDEV and USDEV are entitled to 22 days of paid annual leave.

2. The vacant position of the Political Assistant to SDEV has been filled since 17 March 2014. For budgetary purpose, the provision for the salary in respect of the position in 2014-15 is $1.18 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0042)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 304):

1. The aim of the Development Bureau (Planning and Lands Branch) is to facilitate Hong Kong's continual development through effective planning and use of land, a steady and sufficient supply of land…" In this connection, please provide information on the locations and respective areas of all the military sites being used by the Chinese People's Liberation Army (PLA) in Hong Kong. On top of that, will the Government allocate additional resources to look into, and make discussion with the Hong Kong Garrison and the Central People's Government (CPG), through the Security Bureau, on turning over to the Special Administrative Region (SAR) Government without compensation, those military sites being approved by the CPG to be no longer needed for defence purposes for housing development?

2. In the past year, did the CPG put to the SAR Government any additional locations for use as military sites and facilities? If yes, what are these locations and facilities? What is the estimated expenditure required to meet the respective demands? When can these sites and facilities be expected to be handed over to the Hong Kong Garrison?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. There are 18 military sites currently being used by the Hong Kong Garrison, covering a total area of about 2 700 hectares. Their locations are set out in the table below:-

	Military Sites currently being used by the Hong Kong Garrison
	Hong Kong Island
1	Central Barracks
2	Chek Chue Barracks
3	Headquarters House
4	Ching Yi To Barracks
5	Western Barracks
	Kowloon
6	Gun Club Hill Barracks
7	Kowloon East Barracks
8	1A, Cornwall Street
9	Ngong Shuen Chau Barracks
	New Territories
10	Shek Kong Barracks
11	Shek Kong Village
12	San Tin Barracks
13	Tam Mei Barracks
14	San Wai Barracks
15	San Wai/Tai Ling Firing Range
16	Tsing Shan Firing Range
17	Tai O Barracks
18	Military Transportation Centre, Chek Lap Kok

Article 13 of the Garrison Law provides that any land used by the Hong Kong Garrison for military purposes, when approved by the Central People's Government (CPG) to be no longer needed for defence purposes, shall be turned over without compensation to the Hong Kong Special Administrative Region (HKSAR) Government for disposal. If the HKSAR Government requires for public use any part of the land used for military purposes by the Hong Kong Garrison, it shall seek approval of the CPG. The HKSAR Government shall in return provide land and military facilities for the Hong Kong Garrison at such sites as agreed to by the CPG, and shall bear all the expenses and costs entailed. The sites mentioned above are needed for defence purposes. The Government has no plan to seek any change to the use of these sites.

2. The CPG did not put to the SAR Government any additional locations as military sites or facilities in 2013.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2888)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 45):

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 2013, a total of 818 valid appeals were lodged with the Appeal Tribunal established under the Buildings Ordinance (BO) (Cap. 123). Among them, 652 were lodged against the orders and notices issued by the Building Authority in respect of unauthorised building works (UBWs).

As at 31 December 2013, 160 of the 652 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 103 days. The remaining 492 appeals are at various stages of processing, such as pending the submission of documents by the litigating parties or fixing of the hearing date.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1752)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 26):

It is stated in the Budget Speech that the Land Sale Programme for the coming financial year will include seven commercial sites, and land supply for commercial uses in different districts will be increased through seven measures to accommodate more economic activities and create more job opportunities, providing a total of about 2 million square metres of commercial floor area. In this connection, will the Administration advise this Committee on the estimated expenditure of these seven measures and the staff establishment involved? Please provide a timetable detailing the anticipated dates of releasing these additional commercial sites.

Asked by: Hon. CHAN Kin-por

Reply:

The Government will continue to adopt a multi-pronged approach to increase the supply of housing land, while supplying at the same time more commercial land to facilitate the further development of different economic activities in Hong Kong. We will continue to increase the land and floor space supply for commercial uses in different districts through the seven measures set out in the 2014-15 Budget, with a view to accommodating more economic activities and creating more job opportunities. As with the established practice, upon completion of the relevant assessments and required procedures confirming the readiness of the commercial sites for development, we will include them in the Land Sale Programme.

The latest development of the aforesaid seven measures is as below: -

(1) Revitalisation of Industrial Buildings and Rezoning Suitable Industrial Sites: The Government announced in October 2009 a set of measures, which came into effect on 1 April 2010, to facilitate the redevelopment and wholesale conversion of old industrial buildings. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. At the same

time, in the new round of Area Assessments of Industrial Land in the Territory, we will consider rezoning suitable industrial sites for other uses including commercial. The study is expected to be completed within 2014. As the relevant work is among the overall duties of the officers concerned, we are unable to provide a breakdown of the amount of expenditure or manpower involved solely for it.

(2) Converting Suitable Government, Institution or Community Sites and Government Offices for Commercial Use: Relevant departments are making preparation for the technical assessments for converting the Murray Road Carpark in Central and the Rumsey Street Carpark in Sheung Wan to commercial use. After the relevant work is completed, the Government will consult the District Council and proceed with the town planning procedure. The Government estimates that, upon completion of the rezoning and other procedures, the Murray Road Carpark site could be made available to the market for commercial use in 2016-17 at the earliest, while the implementation timetable for the Rumsey Street Carpark in Sheung Wan is subject to further assessment. Moreover, the Middle Road Multi-storey Car Park Building in Tsim Sha Tsui will be put up for sale in April - June 2014, and the former Mong Kok Market has been included in the 2014-15 Land Sale Programme and its sale is pending completion of the statutory planning procedure. As the relevant work is among the overall duties of the officers concerned, we are unable to provide a breakdown of the amount of expenditure or manpower involved solely for it.

To take forward the project of relocating the offices in the three government office buildings at the Wan Chai waterfront and the other related projects, the Government Property Agency has created four dedicated time-limited posts in 2013-14, which require a total annual salary expenditure of $2.87 million in 2014-15. Relocation of the offices in the three government office buildings at the Wan Chai waterfront is a large scale project involving 29 departments, 175 000 square metres of office space and more than 10 000 staff. The project will be implemented by phases, as the planning and construction of the replacement buildings will take time. As a start, some departments will be relocated to the West Kowloon Government Offices currently under planning and targeted for completion in 2018-19. We have also earmarked sites in other districts including Kai Tak, Tseung Kwan O and Cheung Sha Wan for the construction of other replacement buildings. Subject to availability of resources, construction works are expected to commence from 2017-18 onwards. We will arrange to lease out the floor space vacated upon relocation of the departments by phases to help increase the supply of Grade A offices in Wan Chai.

(3) Development of the Caroline Hill Road Site: The findings and recommendations of the Land Use and Traffic Impact Study for Caroline Hill Road site on office land supply are being finalised. As the relevant work is among the overall duties of the officers concerned, we are unable to provide a breakdown of the amount of expenditure or manpower involved solely for it.

(4) New Central Harbourfront Development: As some parts of the new Central harbourfront are currently used as works areas for infrastructure projects including the Central-Wanchai Bypass, Wanchai Development Phase II, and the Shatin to Central Link projects, the permanent development of the area will take some time to materialise. As the relevant work is among the overall duties of the officers concerned, we are unable to provide a breakdown of the amount of expenditure or manpower involved solely for it.

(5) Increasing Development Intensity in Kai Tak Development (KTD): The Civil Engineering and Development Department (CEDD) is undertaking a consultancy study to ascertain the technical feasibility and environmental acceptability of suitably increasing residential and commercial land supply in KTD for land disposal by stages. The estimated cost of the study is about $11.5 million, which is funded under Capital Works Reserve Fund Subhead 7100CX, and is managed by a project team on a part-time basis in CEDD comprising one Chief Engineer, one Senior Engineer and one Engineer, with support from some in-house technical and clerical staff.

(6) Energizing Kowloon East: We are working closely with concerned departments in relocating or rationalising the existing government facilities in the two Action Areas such that the sites currently occupied by these facilities can be released for comprehensive development. The advance works for relocating or rationalising these facilities to expedite the process are underway with an estimated expenditure of $2.75 million in 2014-15, which is funded under Capital Works Reserve Fund Subhead 7100CX. The manpower involved is absorbed within the existing establishment of Energizing Kowloon East Office and other relevant works departments. In these two Action Areas, we have identified two government sites for early release in 2014-15 to provide over 120 000 square metres of commercial floor area.

(7) Underground Space Development: CEDD plans to commission a consultancy to conduct a pilot study on the development of urban underground space in four strategic districts. The estimated cost of the study is about $69 million in money-of-the-day prices, which includes consultancy fees, ground investigation works, environmental studies and public consultation. CEDD will manage the study through a Chief Geotechnical Engineer on a part-time basis, with the support from a Senior Geotechnical Engineer and a Geotechnical Engineer. Subject to funding approval of Finance Committee, we plan to commence the study in the second half of 2014 for completion in about 30 months. We will identify priority projects suitable for early implementation based on the findings of the study and the outcome of the public consultation.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0252)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 7):

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 steering cross-boundary planning and development issues, and to take forward the development of the Lok Ma Chau Loop". Will the Administration advise this Committee on the operational expenses, staff establishment and estimated expenditure on salary involved for the above work in 2014-15 respectively?

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 coordinate and steer the work on studies relating to the planning and development of land in the boundary district. Since its set up, eleven meetings had been held. Apart from the planning and engineering study on the 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. The tasks related to the HK-SZ JTF are covered by the existing establishment of staff in the Development Bureau and relevant departments as part of their overall duties. It is thus not possible to give a breakdown on the expenses to be involved in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0253)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 8):

Under this programme, the Administration stated that it had maintained 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?

(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 held 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 of both sides. In 2013, the 18th Working Meeting and the 16th Plenary of the HKGDCJC were held in March and September respectively.

At the 18th 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). Some of these co-operation initiatives including Lok Ma Chau Loop were also discussed at the 16th Plenary. We will report the latest progress and development on these studies to the HKGDCJC in 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0275)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 32):

Will the Administration advise this Committee on the following that in 2014-15:

(1) What are the operational expenses under this programme?
(2) What is the estimated expenditure on the salaries for the Secretary for Development, the Under Secretary for Development and the Political Assistant to Secretary for Development respectively?
(3) What is the estimated expenditure on official entertainment expenses for the Director of Bureau's Office?
(4) What is the estimated expenditure on official visits and study tours for the Director of Bureau's Office?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

(1) A provision of $13.4 million is earmarked under this programme for operational expenses of the Office of the Secretary for Development (SDEV), including salaries and allowances, and expenses arising from provision of administrative support to SDEV in carrying out his duties in 2014-15.

(2) For budgetary purposes, the provisions for the salary in respect of the positions of SDEV, Under Secretary for Development and Political Assistant to SDEV in 2014-15 are $3.38 million, $2.54 million and $1.18 million respectively.

(3) The provision earmarked for official entertainment expenses by officials of the Director of Bureau's Office and Planning and Lands Branch (PLB) in 2014-15 is $0.23 million.

(4) The provision earmarked for expenditure on official visits and study tours by officials of the Director of Bureau's Office and PLB in 2014-15 is $0.38 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0276)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 33):

In Matters Requiring Special Attention in 2014-15 under this programme, the Administration stated that it would oversee and co-ordinate the implementation of the Kwu Tung North and Fanling North New Development Areas. Will the Administration advise this Committee on the following:

(1) What are the estimated operational expenses involved for this matter in 2014-15?

(2) What are the staff establishment and estimated expenditure on salary involved?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The operational expenses for overseeing and co-ordinating the implementation of the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs) in 2014-15 will involve mainly the cost for the in-house professional staff in the Planning Department (PlanD), Civil Engineering and Development Department (CEDD) and Lands Department (LandsD).

In 2014-15, five professional staff in PlanD, 13 professional staff in CEDD and six professional staff in LandsD will be involved in the implementation of the KTN and FLN NDAs. The estimated cost of these staff is about $22.4 million in terms of notional annual mid-point salary value. Officers at senior management levels in these departments, as well as officers in the Development Bureau, are involved in overseeing various planning and development projects including the KTN and FLN NDAs. There are also other supporting staff who provide technical and clerical services in the Development Bureau and the departments. We are unable to provide a breakdown on the expenditure involved solely for the tasks and services in respect of the two NDAs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0277)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 34):

In Matters Requiring Special Attention in 2014-15 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) What are the estimated operational expenses involved for this matter in 2014-15?

(2) What are the staff establishment and estimated expenditure on salary involved?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The Plenary Meetings of the Hong Kong-Guangdong Co-operation Joint Conference are held to study and co-ordinate issues of mutual concern to both Hong Kong and Guangdong (GD), so as to enhance exchanges and communication between the two places. We will continue to maintain close liaison with GD authorities on planning matters of mutual concern within the purview of Development Bureau (Planning and Lands Branch) (DEVB(PLB)) in 2014-15. This task would be covered by the existing establishment of staff in DEVB(PLB) and relevant departments as part of their overall duties, and it is thus not possible to give a breakdown on the expenses to be involved.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0165)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 1):

Under Programme (2), the Planning and Lands Branch will continue to oversee the implementation of the Operation Building Bright (OBB) this year to enhance safety of old and dilapidated buildings and create jobs for the construction sector. Will the Government advise on the following:

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

2. How many old buildings have been assisted to carry out repair works in each of the past years since the launch of the OBB? What is the number of approved applications from Category 1 and Category 2 target buildings respectively in each of these years?

3. What are the expenditure and manpower involved for the OBB this year? How much expenditure has been involved since the launch of the OBB? Will the Government make further injection to the OBB if the accumulated expenditure of the OBB exceeds the $3.2 billion approved commitment? If yes, what will be the amount of injection? If not, what are the reasons?

4. Has the Administration estimated the number of jobs created for the construction sector in each of the past years since the launch of the OBB? If yes, what are the details?

Asked by: Hon. CHAN Yuen-han

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in coordinating repair works, such as buildings without OCs. Owners of Category 2 target buildings do not need to apply 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).

Our reply to the questions are set out below:

1. There were a total of two rounds of applications for Category 1 target buildings for which the application closed on 6 June 2009 and 24 December 2010 respectively. A total of 1 678 applications from OCs were received in the two rounds of applications, with 1 128 and 550 applications in the first and second round respectively. As all the applications for Category 1 target buildings were received on or before 24 December 2010, we are unable to provide a breakdown of the application numbers on an annual basis. Up to 28 February 2014, 1 298 applications which fulfilled the eligibility criteria and requirements of OBB had been approved in principle and the total amount of fund earmarked or released for the Category 1 target buildings was around $2,638 million. Based on the latest statistics of HKHS and URA, the average amount of fund earmarked or released for each application of the first and second round OBB Category 1 target buildings was around $1.7 million and $2.9 million respectively. Up to 28 February 2014, a total of 1 539 buildings had been selected as Category 2 target buildings and the total amount of fund earmarked or released for the Category 2 target buildings was around $346 million. The average amount of fund earmarked or released for each of the selected Category 2 target building was around $0.2 million. The final amount of grant for the projects may vary and will depend on a number of factors such as the number of applications received for the grants for elderly owner-occupier and the amount of grants involved, 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 2014, 2 480 target buildings had their repair works either commenced or completed under the assistance of OBB, of which 1 217 were Category 1 and 1 263 were Category 2 target buildings. Since the inception of OBB in May 2009, the average numbers of Category 1 and Category 2 target buildings assisted are about 250 and 260 per annum respectively. As all the applications for Category 1 target buildings were received on or before 24 December 2010, we are unable to provide an annual breakdown of the numbers of applications received and approved.

3. HKHS, URA and BD are responsible for administering OBB. The administrative costs, including the staff cost and the cost for outsourced independent building surveying consultants, required for HKHS and URA to implement OBB have been absorbed by the two organisations. BD has employed additional temporary contract staff to coordinate repair works for the Category 2 target buildings and the estimated staff cost and associated expenses for 2014-15 is about $18 million. Up to 28 February 2014, the total amount of fund earmarked or released for the Category 1 and Category 2 target buildings was around $2,984 million and other associated expenditure (including out-of-pocket expenses, the BD's staff cost and associated expenses) was about $37 million, which is within the approved commitment. Since the ultimate funding requirement could only be ascertained after completion of all the repair works as the final amount of grant for the projects may vary and will depend on a number of factors as mentioned in (1) above, we currently do not have any plan to make further injection to OBB.

4. We estimate that, up to 28 February 2014, over 42 800 jobs for building professionals, technicians and workers have been created for the repair works for Category 1 and Category 2 target buildings.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0169)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 24):

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 (KC DURF). Will the Government advise on the following -

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

2. The DURF submitted the urban renewal plan for Kowloon City to the Administration this year to put forward a number of development proposals so as to facilitate redevelopment and rehabilitation of old buildings in the district. Will the Administration accept the recommendations made in the report? If yes, what are the details and what recommendations will be accepted? If not, what are the reasons?

3. Will the Administration consider setting up DURF in other urban areas? If yes, what are the details and the locations? If not, what are the reasons?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The Kowloon City District Urban Renewal Forum (KC DURF) was established in May 2011 pursuant to the 2011 Urban Renewal Strategy (URS) to advise the Government on an urban renewal plan for Kowloon City district from a holistic and integrated perspective. KC DURF has completed drawing up the district urban renewal plan for Kowloon City with proposals on areas suitable for redevelopment, rehabilitation and revitalisation, and submitted the plan to the Government on 29 January 2014. The plan is available on the website of KC DURF.

In 2013-14, KC DURF completed Stage 2 of its Public Engagement (PE) programme to help focus public discussion on the draft plan before it was finalised. The activities included an opening ceremony, four community workshops, five topical discussions, one public forum, six briefing sessions and a series of roving exhibitions, attracting over 3 000 participants, at a budget of $1.43 million. On the manpower front, a dedicated secretariat comprising one Chief Town Planner, one Senior Town Planner, one Town Planner/Assistant Town Planner, one Senior Survey Officer and one Senior Technical Officer, was created at the Planning Department in 2011 to render support to KC DURF.

2. The Government will carefully study the recommendations of KC DURF and follow up on the recommendations, as appropriate, in future urban renewal endeavours in the Kowloon City district. In line with the 2011 URS, the urban renewal plan submitted by KC DURF is a document that should be made available to the public and different organisations for reference. Apart from the Government, relevant individuals and organisations can make reference to the proposals and contribute to the cause.

3. KC DURF is currently conducting a review on its mode of operation and effectiveness. The Government will make reference to the review findings before deciding on the way forward, including whether and where another DURF should be set up.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0239)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 9):

According to programme (2): Buildings, Lands and Planning, the original estimate of the financial provision for 2013-14 has been decreased from $751.3 million to the revised estimate of $545.7 million which represents a decrease of 27.4%, and the estimate of the financial provision for 2014-15 has been decreased by $67.1 million, representing a decrease of 12.3%. Will the Government advise on the following:

1. What are the reasons for the decrease in financial provision this year? What projects or initiatives of the branch have been cut to come up with such revised estimate?

2. How much manpower and expenditure will be involved this year in the various planning and engineering studies and land use reviews, including the "Hung Shui Kiu New Development Area Planning and Engineering Study", "Preliminary Feasibility Study on Developing the New Territories North", "Tung Chung New Town Development Extension Study", and reviews on government sites, "Green Belt", industrial sites, etc.? When will such work be expected to complete?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The decrease of $205.6 million (27.4%) in the revised estimate for 2013-14 over the original estimate for 2013-14 is mainly due to the decrease in cash flow requirement for the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) ($200 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 cash flow requirement for BMGSEO is determined by taking into account the amount of uncommitted surplus kept by the Hong Kong Housing Society, which administers the Scheme on behalf of the Government, and the cashflow trend under the Scheme. Having regard to the projected amount of uncommitted surplus and number of applications for the period up to March 2014, it

was considered that the uncommitted surplus could still meet the funding requirement of BMGSEO for 2013-14 and therefore the funding of $200 million for the Scheme in the original estimate for 2013-14 is no longer required. Indeed, no projects or initiatives of the Branch have been cut in arriving at the revised estimate.

2. The policy portfolio of the Development Bureau (DEVB) 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. It is not possible to give a breakdown on the manpower and expenses for the various studies and reviews as resources are pooled together to meet our work requirements. The target completion dates of the major studies and reviews relating to increasing housing land supply under the policy steer of DEVB are as follows-

Study/Review	**Target Completion Date of the Study/Review**
North East New Territories New Development Areas Planning and Engineering Study	Completed
Hung Shui Kiu New Development Area Planning and Engineering Study	End 2014
Preliminary Feasibility Study on Developing the New Territories North	Mid-2015
Feasibility Study on Relocation of Sha Tin Sewage Treatment Works to Caverns	Mid-2014
Investigation and Design for Relocation of Sha Tin Sewage Treatment Works to Caverns	In stages by end 2022
Feasibility Study on Relocation of Sham Tseng Sewage Treatment Works to Caverns	2nd half of 2016
Feasibility Study on Relocation of Sai Kung Sewage Treatment Works to Caverns	2nd half of 2016
Feasibility Study on Relocation of Diamond Hill Fresh Water and Salt Water Service Reservoirs to Caverns	2nd half of 2016
Study on Long-term Strategy for Cavern Development	End 2015
Planning and Engineering Study on the Remaining Development in Tung Chung	End 2015
Planning and Engineering Study for Kwu Tung South - Feasibility Study	Mid-2015

Study/Review	Target Completion Date of the Study/Review
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	Mid-2015
Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	End 2014
Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site	Early 2014
Engineering Feasibility Study for Development of ex-Cha Kwo Ling Kaolin Mine Site	Substantially Completed
Planning Study on Future Land Use of Anderson Road Quarry - Feasibility Study	Completed
Development of Anderson Road Quarry - Investigation	March 2014
Study on the Development Options for the "Comprehensive Development Area" Site in Diamond Hill, Kowloon	Completed
Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study	Late 2015
Land Use Review for Kam Tin South and Pat Heung	Early 2014
Land Use Reviews on the Government Land Currently Vacant, under Short Term Tenancies or Different Short-term or Government Uses	Completed (Note)
The Next Stage of Review on Green Belt Sites	Completed (Note)
The New Round of Area Assessments of Industrial Land in the Territory	2014

Note: The Government will continue to review and make available sites which are considered suitable for conversion to residential or other uses in higher demand in the community.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1946)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 59):

With regard to Programme (2) on the implementation of the pilot scheme for the "Hong Kong Property for Hong Kong People" (HKPHKP) measure this year, will the Government advise on the following:

1. Whether the Administration has assessed the effectiveness of the pilot scheme. If yes, what are the details, and the manpower and expenditure involved? If not, what are the reasons? Will the HKPHKP measure be taken forward in full swing in the long run? If yes, what are the details? If not, what are the reasons?

2. Whether the Administration will continue with the pilot scheme for the HKPHKP measure this year. If yes, please advise on the details, the location of sites to which the measure has applied, the area of the sites and the number of units that could be produced. If not, please give the reasons.

Asked by: Hon. CHAN Yuen-han

Reply:

The "Hong Kong Property for Hong Kong People" (HKPHKP) measure aims at giving priority to Hong Kong Permanent Residents (HKPRs) in making use of our scarce land resources for residential development. The Government applied the HKPHKP measure on a pilot basis to two residential sites in the Kai Tak Development Area, which were sold by tender in June 2013. Meanwhile, the various demand-side management measures taken by the Government targeting the property market have effectively curbed the demand for residential flats from non-local purchasers. There is no pressing need to apply the HKPHKP measure to other land sale sites or make it a long-term measure at this juncture. The Government will continue to closely monitor the property market. The manpower and expenditure for the implementation of this measure were absorbed within the existing resources.

CONTROLLING OFFICER'S REPLY

(Question Serial No.1238)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 4):

(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	2013
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:

	2008	2009	2010	2011	2012	2013
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. URA acts according to its prevailing policy in providing compensation and rehousing arrangements to eligible affected building owners and tenants. URA's policy broadly follows that of the Government as approved by the Legislative Council (LegCo).
Following the promulgation of the 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 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 may have their tenancies prematurely terminated 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 adopts a compassionate approach in assessing the eligibility of owners of tenanted domestic units for ex-gratia payment in exceptional circumstances; and

(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 a lower compulsory sale threshold of 80% for three classes of lot. The Notice has come into operation since 1 April 2010. To enhance the support available to minority owners affected by compulsory sale 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.

The "Pilot Scheme on Outreach Support Service for Elderly Owners" aims to provide elderly owners residing in old buildings with information and other support services in relation to compulsory sale. The social workers of the scheme will proactively reach out to elderly minority owners to offer assistance.

To further step up public education and publicity, we organise public talks from time to time with the support of the Hong Kong Institute of Surveyors, the two service providers of the aforementioned pilot schemes, the Hong Kong Police and the Urban Renewal Authority to answer questions that the participants may 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	2013
Total number of private residential buildings (4 storeys or above) in Hong Kong	19 383	19 459	19 564	19 701	19 673	19 596
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	11 205
Number of redevelopment projects launched by URA that year	2	3	2	2	6	5
Number of domestic owners affected by the above projects	37	231	122	240	268	353
Number of tenants affected by the above projects	71	319	224	463	283	510
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	$10.286 million
Number of staff of the urban renewal social service teams that year	15	17	18	18	19	16

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. The number of staff for the social service teams in 2013 has decreased as compared to 2012 due to adjustment made based on the updated number of affected households in the respective development projects. The funding in 2013 has, however, increased due to salary adjustment, the new provision of administrative expense and the payment of rental for offices of the social service teams.

(2) Over the past six 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.

Appended below are six-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	2013
Number of compulsory sale applications filed	10	8	21	46	57	16
Number of lots involved	17	23	60	88	91	47
Number of compulsory sale orders granted	5	5	6	9	6	27
Number of auctions successfully held	4	5	3	6	9	24

We also launched two pilot schemes to provide support to minority owners as mentioned in Part (1) of this reply.

Since the launch of the "Pilot Mediation Scheme" on 27 January 2011 and up till end January 2014, 204 enquiries were handled and 52 requests for mediation were received under the Pilot Mediation Scheme. In March 2013, we 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 second quarter of 2014.

For the same period, the "Pilot Scheme on Outreach Support Service for Elderly Owners" handled a total of 182 cases of request for assistance from elderly owners, and provided information service and support to the elderly owners involved. The scheme workers also paid 2 712 home visits, 919 building visits covering 17 030 buildings (at which the social workers of the scheme would distribute information leaflets door-to-door to the elderly owners) and conducted 115 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 decided to roll over the scheme for another 24 months. We will conduct a review of the scheme in 2014-15 before deciding on the future of the outreach scheme.

We have been relying on the trend statistics of the number of compulsory sale applications to gear up the outreach service that 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 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 contracts 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. Furthermore, as public talks open to the public are held from time to time, we have no plans to further expand the scope of the existing support service.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0869)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 37):

It is stated in paragraph 112 of the Budget Speech that the Government will allocate an additional funding of over $650 million in the coming five years to the bureaux and departments involved to create 229 posts of different grades to enhance land development efforts. Please provide information on the departments involved in the creation of these 229 posts, the work these posts are responsible for to facilitate land development, and whether their duties include, inter alia, "land searching" in various districts.

Asked by: Hon. CHUNG Shu-kun, Christopher

Reply:

To enhance the support for the various initiatives to increase land supply in the short, medium and long term, the following 229 posts will be created in the Development Bureau and the relevant departments in 2014-15 : -

Bureau/ Departments	**No. of new posts to be created**	**Main duties and responsibilities**
Development Bureau (Planning and Lands Branch)	9	To strengthen the tracking of land supply and production, better engage stakeholders to gain their support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels.

Bureau/ Departments	No. of new posts to be created	Main duties and responsibilities
Development Bureau (Works Branch)	4	To (i) oversee and provide technical input on the studies for forming new land; (ii) provide technical input and oversee the provision of infrastructure support for timely delivery of new development sites or specific sites with increased development intensity; (iii) provide technical input and coordinate with works departments for tracking and monitoring land production and associated infrastructure works under the Land Supply Tracking Subcommittee; and (iv) provide secretariat support to the Lantau Development Advisory Committee.
Architectural Services Department	5	To provide technical advisory services for the potential sites for development, which include but are not limited to the proposed developments in New Territories (NT) North, Lantau, Kam Tin South, Tuen Mun East, New Development Areas (NDAs), sites identified in land use reviews, as well as the redevelopment of potential government sites and review of deserted agricultural land in North District and Yuen Long.
Buildings Department	5	To strengthen the manpower of the New Buildings Divisions to cope with the additional workload in the processing of plans and applications for the commencement of works and occupation permits.
Civil Engineering and Development Department (CEDD)	40	To strengthen CEDD's capacity in taking forward the various studies/projects, which include but are not limited to the proposed developments in NT North, Lantau, NDAs, Kam Tin South, potential reclamations and sites identified in land use reviews, Topside Development on the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge, and underground space development.
Drainage Services Department	6	To (i) take forward the investigation, design and construction for the relocation of Sha Tin Sewerage Treatment Works (STW) to caverns; (ii) carry out the feasibility study on relocation of the Sai Kung STW and Sham Tseng STW to caverns; and (iii) plan and develop the sewerage and drainage infrastructure works in relation to site/project delivery for the potential sites for land supply.
Environmental Protection Department	5	To (i) provide support for the planning of sewerage infrastructure arising from the increased and expedited supply of sites for development; (ii) offer professional environmental advice and provide comments for establishing the environmental acceptability of sites for development; and (iii) strengthen the asbestos management and control section to facilitate expeditious land supply for development.
Fire Services Department	5	To (i) speed up the processing of general building plans submissions on fire safety requirements; (ii) enhance the provision of advisory service; and (iii) expedite and improve the processing of the fire service installation drawings.
Highways Department	5	To timely and effectively vet and comment submissions arising from the proposed developments in NT North, Lantau, Kai Tak Development Area, sites identified in land use reviews, committed and proposed public housing sites, as well as the potential reclamations.

Bureau/ Departments	No. of new posts to be created	Main duties and responsibilities
Lands Department	80	To (i) input and follow-up the results of the land use reviews and planning and engineering studies for various sites; (ii) commence land acquisition works for the Wang Chau public housing development; and (iii) expedite land resumption and clearance work in relation to the NDAs project.
Planning Department	40	To (i) undertake statutory and district planning work arising from the potential sites identified in land use reviews; and (ii) undertake planning work for the new strategic development areas in the NT North, Lantau and potential reclamations.
Transport Department	20	To provide the necessary support for handling the traffic engineering and public transport issues arising from the increased and expedited supply of sites for private housing and commercial developments, amongst other duties.
Water Supplies Department	5	To (i) plan for waterworks for meeting the water demand of the proposed land development projects in NT North and Lantau as well as from land use reviews; and (ii) kick-start the feasibility study on the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs into caverns.
Total:	**229 posts**	

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0762)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 35)

It is stated in paragraph 113 of the Budget Speech that "In this financial year, Government put up for sale 36 residential sites capable of providing about 14 000 private residential units, a record high since 2000-01. Together with other development projects, the total housing land supply from different sources will be capable of providing about 18 000 private residential units, falling short of the original annual average target of 20 000 units, mainly due to slower than expected progress in railway property development projects, projects of the Urban Renewal Authority (URA) and projects subject to lease modification/land exchange." Will the Administration advise this Committee on the estimated and actual number of private residential units to be provided by the Government's Land Sale Programme, railway property development projects, projects of the URA, projects subject to lease modification/land exchange and other private development projects in the past three financial years? What is the difference between the actual and estimated numbers of these units?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Government endeavours to maintain a steady supply of housing land to the market for private residential development. The 2010-11 Policy Address mentioned that, on average, land needed to be made available annually for some 20 000 private residential flats over the next 10 years. Since 2011-12, the Government had been striving to increase housing land supply to the market through various measures having regard to this annual average housing land supply target. As announced in the 2014 Policy Address, the Government has decided to adopt the new housing target recommended by the Long Term Housing Strategy Steering Committee, which is to supply 470 000 flats over a ten-year period, with 60 percent of them being public housing. In other words, the annual average target for private residential flat is about 18 800 units.

To enhance transparency on housing land supply, when the Government announces the Land Sale Programme for a financial year, the Government will make available the following information about flat production capacity from various private housing land supply sources, including the Government's 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:

(a) forecast of potential flat production capacity from various private housing land supply sources for the coming financial year - this is a forecast of housing land that could potentially be supplied from these sources to the market for private residential development during the financial year; and

(b) estimate of flat production capacity from various private housing land supply sources for the past financial year - this is an estimate of housing land that have been or are expected to be supplied from these sources to the market for private residential development during the financial year.

The forecast and estimate of flat production capacity from various private housing land supply sources for a financial year are derived based on information available at the time they are made. The estimate reflecting the actual outturn of housing land supply made by the end of a financial year would be different from the forecast which is the potential capacity of housing land supply made at the beginning of the financial year. The actual supply of housing land will depend on the implementation progress of the railway property development projects, the acquisition and site clearance progress of the URA's projects, developers' initiatives to conclude lease modifications, etc.

It should also be noted that the estimate of flat production capacity from housing land supply may be different from the actual number of residential units to be produced eventually on such private housing land, as the latter depends on the actual design by the developers of individual sites and projects subject to any minimum flat number production requirement as may be imposed by the Government.

The private housing land supply capacity of various sources forecast at the beginning and estimated at the end of the past three financial years is set out below:

Sources of private housing land supply	Flat production capacity					
	2011-12		2012-13		2013-14	
	Forecast of housing land supply at Feb 2011	Estimated housing land supply at Mar 2012	Forecast of housing land supply at Feb 2012	Estimated housing land supply at Mar 2013	Forecast of housing land supply at Feb 2013	Estimated housing land supply at Feb 2014
Government Land Sale Programme	16 600	7 870	13 500	8 200	13 600	13 700
Railway property development projects	14 600	4 260	10 500	4 100	5 700	2 300
Projects of URA	200	1 090	1 200	900	1 800	110
Projects subject to lease modification/ land exchange#	3 300	4 070	3 300	700	3 500	80
Private redevelopment projects not subject to lease modification/ land exchange#	1 300	2 170	1 300	2 700	1 200	1 700

These forecast are based on the ten-year average of flat production capacity from such projects between 2004 and 2013.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0763)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 36):

It is stated in paragraph 114 of the Budget Speech that "So far we have identified 150 sites for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private units. The 2014-15 Land Sale Programme will include 34 residential sites capable of providing about 15 500 units in total. Among these sites, 24 are new ones. Taking into account the housing land supply from different sources, we expect that the average annual target of land supply for private housing can be met in the coming financial year. The Secretary for Development will announce tomorrow the Land Sale Programme for the coming year." Will the Administration advise this Committee on the estimated number of private residential units to be provided by the Government's Land Sale Programme, railway property development projects, projects of the Urban Renewal Authority, projects subject to lease modification/land exchange, and other private development projects in the next three financial years?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The private housing land supply capacity for 2014-15 from the different sources estimated by the Government as at the end of February 2014 is set out below:

Sources of land supply	Estimated flat production capacity in 2014-15
Government Land Sale Programme	15 500
Railway property development projects	6 530
Projects of Urban Renewal Authority	3 200
Projects subject to lease modification/land exchange	3 300
Private redevelopment projects not subject to lease modification/land exchange	1 400

It should be pointed out that the forecast of flat production capacity from various private housing land supply sources made before a financial year refers to the housing land from these sources that could potentially be supplied to the market for private residential developments in the financial year. It may be different from the number of residential units estimated to be produced from the private housing land actually supplied to the market during that financial year, as the latter depends on the readiness of government land sale sites, the implementation progress of the railway property development projects, the acquisition and site clearance progress of the Urban Renewal Authority's projects, developers' initiative to conclude lease modifications, etc. As announced in the 2014 Policy Address, the Government has decided to adopt the new housing target recommended by the Long Term Housing Strategy Steering Committee, which is to supply 470 000 flats over a ten-year period, with 60 percent of them being public housing. In other words, the annual average target for private residential flat is about 18 800 units.

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 the projects.

The Government will provide an estimate of the private housing land supply capacity for 2015-16 and 2016-17 before the commencement of the respective financial years.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2586)

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

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

Programme: (1) Director of Bureau's Office

(2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 41):

Regarding the departmental records management work of the Bureau and its departments over the past 3 years:

1. Please provide information on the number and rank of officers designated to perform such work for each branch/department. 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 the records management work of the Development Bureau (Planning and Lands Branch) and its departments over the past three years (up to 2013-14) 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 professional, technical, 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. 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**
Planning and Lands Branch (PLB)				
Programme Records	1973 - 2014	1 738 (121.66 linear metres)	10 - 20 years after action completed	756 out of 1 738 records are confidential records
Buildings Department (BD)				
Administrative Records	1981 - 2010	90 580 (36.49 linear metres)	2 - 7 years after action completed	7 out of 90 580 records are confidential records

Lands Department (LandsD)				
Administrative Records	1961 - 2014	1 744 (88.06 linear metres)	1 - 7 years after action completed	38 out of 1 744 records are confidential records
Planning Department (PlanD)				
Programme Records	1977 - 2014	23 520 (1 642.82 linear metres)	Pending GRS' approval of the proposed retention period	44 out of 23 520 records are confidential records
Administrative Records	1990 - 2014	145 (12 linear metres)	2 - 7 years after action completed	No

3. 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
PLB					
Administrative Records	1999 - 2004	1 (0.07 linear metre)	2012	5 years after action completed	No
BD					
Nil					
LandsD					
Administrative Records	1966 - 2012	2 (0.041 linear metre)	2012 & 2013	2 - 3 years after action completed	No
PlanD					
Programme Records	1958 - 2000	19 (0.99 linear metre)	2010 - 2013	7 years after action completed	No
Administrative Records	1974 - 2004	11 (0.011 linear metre)	2012	7 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	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
PLB					
Administrative Records	1979 - 2009	1 102 (71.73 linear metres)	Not applicable	2 - 7 years after action completed	55 out of 1 102 records are confidential records
BD					
Programme Records	1985 - 2013	2 125 (462 linear metres)	Not applicable	Immediate disposal after action completed	No
Administrative Records	1998 - 2000	2 (0.16 linear metre)	2013	3 - 4 years after action completed	No
LandsD					
Administrative Records	1947 - 2010	3 304 (174.3 linear metres)	Not applicable	1 - 7 years after action completed	No
PlanD					
Programme Records	1958 - 2005	1 213 (60.68 linear metres)	Not applicable	3 - 7 years after action completed	No
Administrative Records	1967 - 2011	6 311 (32.98 linear metres	Not applicable	2 - 5 years after action completed	No

Reply Serial No.

DEVB(PL)023

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2743)

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

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

Programme: (1) Director of Bureau's Office, (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 60):

1. Regarding the expenses on entertainment and gifts of your bureau and the departments under its purview over the past 3 years, please provide details using the table below:

Bureau/ branch/ department and year	Estimated expenses on entertainment and gifts in the year	Actual expenses on entertainment and gifts in the year	Cap on entertainment expenses (including beverages) per head for the year	Cap on gift expenses per guest for the year	Number of receptions held and total number of guests entertained in the year

2. Regarding the expenses on entertainment and gifts of your bureau and the departments under its purview in 2013-14, please provide details using the table below:

Bureau/ branch/ department	Date of reception (day/ month/ year)	Departments/ organisations and titles of the guests entertained (grouped by department/ organisation and indicating the number of guests)	Food expenses incurred in the reception	Beverage expenses incurred in the reception	Gift expenses incurred in the reception	Venue of the reception (department office/ restaurant in government facilities/ private restaurant/ others (please specify))

3. Please provide the estimated expenses on entertainment and gifts for 2014-15 using the table below:

Bureau/ branch/ department	Estimated provision for expenses on entertainment and gifts	Cap on entertainment expenses per guest	Cap on gift expenses per guest

Asked by: Hon. HO Sau-lan, Cyd

Reply:

As a general rule, all politically appointed officials and civil servants should observe the same principles and act in accordance with the relevant regulations and administrative guidelines when providing official entertainment in the form of meals. Government officers are required to exercise prudent judgment and economy when entertaining guest(s) for official purposes in order to avoid any public perception of extravagance. According to the current general guidelines, the expenditure limits on official meals should not exceed $450 per person for lunch or $600 per person for dinner, inclusive of all expenses incurred on food and beverages consumed on the occasion, service charges and tips.

For Development Bureau (Planning and Lands Branch) and its departments, the actual expenditure on official entertainment for the past three years and the estimated provision for official entertainment in 2014-15 are as follows –

Branch/ Department	Actual Expenditure on Official Entertainment ($)			Estimated Provision for Official Entertainment for 2014-15 ($)
	2011-12	2012-13	2013-14 (up to end February 2014)	
Planning and Lands Branch	326,712	352,638	231,685	230,000
Buildings Department	44,597	47,351	36,170	110,000
Lands Department	8,660	22,618	18,210	60,000
Planning Department	121,050	158,744	167,865	250,000

In line with the Government's green policy, public officers should as far as possible refrain from bestowing gifts/souvenirs to others during the conduct of official activities. According to the existing guidelines, where bestowal of gifts/souvenirs is necessary or unavoidable due to operational, protocol or other reasons, the gift/souvenir items should not be lavish or extravagant and the number should be kept to a minimum. Also, the exchange of gifts/souvenirs should only be made from organisation to organisation. As we do not maintain separate accounts for the expenses on the procurement of gifts and souvenirs, we do not have the relevant statistics.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2411)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 41):

Please provide the detailed distribution of resources in respect of the 26.4% increase in the estimate for the Director of Bureau's Office of the Development Bureau (Planning and Lands Branch).

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

Reply:

The positions of Under Secretary for Development (USDEV), Political Assistant to the Secretary for Development and Senior Personal Secretary to USDEV were only filled in the last quarter of 2013-14, and hence the 2013-14 revised estimate at $10.6 million is 13.8% lower than the 2013-14 approved estimate. The increase of $2.8 million (26.4%) in the 2014-15 estimate over the revised estimate for 2013-14 is mainly due to the full-year provisions for the salary in respect of the three positions ($2.51 million) and the increased provision for other operational expenses ($0.29 million).

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2119)

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) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question (Member Question No. 6):

1. Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Secretary in 2013-14, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Secretary in 2014-15.

2. Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Under Secretary in 2013-14, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Under Secretary in 2014-15.

3. Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Political Assistant in 2013-14, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Political Assistant in 2014-15.

Asked by: Hon. KWOK Ka-ki

Reply:

The actual expenditures in 2013-14 on salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development (USDEV) (the position was filled on 6 January 2014) and Political Assistant to SDEV (the position was vacant from 3 August 2013 to 16 March 2014) are $3.38 million, $0.60 million and $0.45 million respectively. For budgetary purpose, the provisions for the salary in respect of the three positions in 2014-15 are $3.38 million, $2.54 million and $1.18 million respectively. No expenditure was incurred on the regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the SDEV, USDEV and Political Assistant to SDEV in 2013-14 and no provision has been earmarked for this purpose in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3297)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 124):

In the past five years, 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 2014-15? 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) was commissioned by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) in June 2009. The expenditures and manpower involved in the past five years from 2009-10 are as follows:

Expenditure on the Study ($ million)	**Manpower (number of professional staff involved)**	
	CEDD	**PlanD**
28	3	3

The Stage 1 Public Engagement (PE) exercise of the Study 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 in Hong Kong included a public forum, 21 meetings/briefings, four roving exhibitions as well as other publicity efforts such as production of an information digest, a leaflet, posters and a video. The

public forum was attended by over 100 participants. A total of 114 written submissions were received. The Legislative Council Panel on Development was consulted on 16 December 2010.

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 in Hong Kong and other publicity efforts included production of an information digest, a PE report and a video. A total of 34 written submissions were received. The Legislative Council Panel on Development was consulted on 22 May 2012.

The findings and recommendations of the Study were published in July 2013 through the release of an information digest and the Stage 2 PE report which have been uploaded onto the Study's webpage. An information paper was submitted to the Legislative Council Panel on Development in July 2013.

Following the completion of the Study in 2013-14, PlanD is preparing the draft statutory outline zoning plan (OZP) for the Lok Ma Chau Loop. The draft OZP will be exhibited in accordance with the Town Planning Ordinance, and the public may make representations on the draft OZP. It is anticipated that the statutory plan making procedure will be completed in 2015-16. The tasks related to plan making are carried out by the existing staff establishment of PlanD as part of their overall duties.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3298)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 133):

Regarding the Development Bureau's effort to oversee the implementation of various schemes undertaken by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD) to assist owners of old buildings in building maintenance in the past five years, what are the expenditure and manpower involved? What is the estimated number of public consultation to be conducted, the expenditure and number of staff to be involved in this respect in 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government attaches great importance to building safety. 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. 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, 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 for compliance with statutory orders. HKHS will 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.

DEVB has been overseeing the implementation of the various financial assistance schemes operated by HKHS, URA and BD. The work related to overseeing the implementation of the various financial assistance schemes operated by HKHS, URA and BD is handled by the existing staff of the Buildings Unit of DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by DEVB solely for overseeing the implementation of the various financial assistance schemes operated by HKHS, URA and BD.

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 HKHS and 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 2014-15 on the implementation of these assistance schemes.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1811)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 1):

The Development Bureau (Planning and Lands Branch) will continue the review on the New Territories Small House Policy in 2014-15. Please advise on the details of the work, the expenditure involved, the staffing arrangement and the policy objective of the review. Has the Administration considered reviewing the related policies and conducting public consultation? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. LAM Tai-fai

Reply:

The review of the small house policy is still on-going. The small house policy has been operating for a long time. The review inevitably involves complicated issues in various aspects including legal, environment and land use planning, all of which require careful examination. We will keep an open and vigilant mind in examining every suggestion, while maintaining dialogue with different segments of the community.

The review 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1912)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 25):

In 2014-15, the Development Bureau (Planning and Lands Branch) will continue to work with Shenzhen authorities through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development in steering cross-boundary planning and development issues, and to take forward the development of the Lok Ma Chau Loop. Please provide information on the progress achieved by the Task Force, the expenditure and manpower involved, the targets to be achieved and the number of meetings held between Hong Kong and Shenzhen in the past, as well as the follow-up actions taken in respect of the various work.

Asked by: Hon. LAM Tai-fai

Reply:

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

Following the completion of the Planning and Engineering Study on Development of the Lok Ma Chau Loop in 2013-14, the Planning Department (PlanD) is preparing the draft Lok Ma Chau Loop Outline Zoning Plan. It is anticipated that the statutory plan making procedure will complete in 2015-16. We will continue to collaborate with the Shenzhen authorities through the HK-SZ JTF over cross-boundary planning and development issues including taking forward the development of the Lok Ma Chau Loop within the purview of Development Bureau (Planning and Lands Branch) (DEVB(PLB)).

The tasks related to the HK-SZ JTF are covered by the existing establishment of staff in DEVB(PLB) and PlanD as part of their overall duties. It is thus not possible to give a breakdown on the expenses to be involved.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1933)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 46):

The Development Bureau (Planning and Lands Branch) implemented the pilot scheme for the "Hong Kong Property for Hong Kong People" (HKPHKP) measure in 2013. Please advise whether the Administration has assessed the effectiveness of the HKPHKP measure implemented in 2013-14. If yes, what are the details? If not, what are the reasons? Has the Administration any plans to continue with the HKPHKP measure in 2014-15? Please provide information on the details, the estimated expenditure, staffing arrangement and policy objectives of the measure respectively.

Asked by: Hon. LAM Tai-fai

Reply:

The "Hong Kong Property for Hong Kong People" (HKPHKP) measure aims at giving priority to Hong Kong Permanent Residents (HKPRs) in making use of our scarce residential land resources. The Government applied the HKPHKP measure on a pilot basis to two residential sites in the Kai Tak Development Area, which were sold by tender in June 2013. Meanwhile, the various demand-side management measures taken by the Government targeting the property market have effectively curbed the demand for residential flats from non-local purchasers. There is no pressing need to apply the HKPHKP measure to other land sale sites or make it a long-term measure at this juncture. The Government will continue to closely monitor the property market.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2745)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 49):

In 2014-15, the financial provision for the Director of Bureau's Office of the Development Bureau has increased by $2.8 million (26.4%) to $13.4 million as compared to the revised estimate for 2013-14. This is mainly due to the provision required for filling the position of the Under Secretary and Political Assistant. The Under Secretary has assumed duty in January this year but the position of Political Assistant is still vacant. Please advise on the current monthly salary of the Under Secretary and his main schedule of responsibilities ever since his assumption of duty. Will the Bureau proceed with the recruitment of the Political Assistant? What is the estimated expenditure involved. As for the rest of the increased provision, please specify their use and the amount of expenditure involved.

Asked by: Hon. LAM Tai-fai

Reply:

The current monthly salary of the Under Secretary for Development (USDEV) is $211,560. Since assumption of office in January 2014, he has mainly been assisting the Secretary for Development in the various initiatives to increase land supply. The vacant position of the Political Assistant to the Secretary for Development (PA to SDEV) has been filled since 17 March 2014 and the estimated expenditure on the salary in respect of this position is $1.18 million in 2014-15. Apart from the full-year provisions for the salary in respect of the positions of USDEV and PA to SDEV, the increased provision also covers the full-year provision for salary of the Senior Personal Secretary to USDEV ($0.32 million) and other operational expenses ($0.29 million).

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0475)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 43):
It is stated in paragraph 113 of the Budget Speech that "together with other development projects, the total housing land supply from different sources will be capable of providing about 18 000 private residential units, falling short of the original annual average target of 20 000 units, mainly due to slower than expected progress in railway property development projects, projects of the Urban Renewal Authority (URA) and projects subject to lease modification/land exchange." Will the Administration advise this Committee on the following:

(a) Please provide information on the originally estimated flat production capacity to be produced and the actual flat production capacity in this financial year, with breakdown by railway property development projects, projects of the URA and projects subject to lease modification/land exchange?

(b) Given the slower than expected progress of the above projects, does the Government have any methods or plans to ensure that the original housing land supply target can be met to provide adequate private residential units in the market?

Asked by: Hon. LEE Kok-long, Joseph

Reply:
(a) The Government endeavours to maintain a steady supply of housing land to the market for private residential development. The 2010 Policy Address mentioned that, on average, land needed to be made available annually for some 20 000 private residential flats over the next 10 years. Since 2011-12 the Government had been striving to increase housing land supply to the market through various measures having regard to this annual average housing land supply target. As announced in the 2014 Policy Address, the Government has decided to adopt the new housing target recommended by the Long Term Housing Strategy Steering Committee, which is to supply 470 000 flats over a ten-year period, with 60 percent public housing. In other words, the annual average target for private residential flat is about 18 800 units.

To enhance transparency on housing land supply, when the Government announces the Land Sale Programme for a financial year, the Government also makes available the following information about flat production capacity from various private housing land supply sources, including the Government's 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:

(i) forecast of potential flat production capacity from various private housing land supply sources for the coming financial year - this is a forecast of housing land that could potentially be supplied from these sources to the market for private residential development during the financial year; and

(ii) estimate of flat production capacity from various private housing land supply sources for the past financial year - this is an estimate of housing land that have been or are expected to be supplied from these sources to the market for private residential development during the financial year.

The forecast and estimate of flat production capacity from various private housing land supply sources for a financial year are derived based on information available at the time they are made. The estimate reflecting the actual outturn of housing land supply made by the end of a financial year would inevitably be different from the forecast which is the potential capacity of housing land supply made at the beginning of the financial year. The actual supply of housing land will depend on the implementation progress of the railway property development projects, the acquisition and site clearance progress of the URA's projects, developers' initiatives to conclude lease modifications, etc.

It should also be noted that the estimate of flat production capacity from housing land supply may be different from the actual number of residential units to be produced eventually on such private housing land, as the latter depends on the actual design by the developers of individual sites and projects subject to any minimum flat number requirement as may be imposed by the Government.

The private housing land supply capacity of the various sources other than the Government's Land Sale Programme for 2013-14 forecast in February 2013 and estimated in February 2014 is set out below:

Sources of land supply	Forecast of housing land supply in February 2013	Estimated housing land supply in February 2014
Railway property development projects	5 700	2 300
Projects of URA	1 800	110
Projects subject to lease modification/land exchange	3 500	80
Private redevelopment projects not subject to lease modification/land exchange	1 200	1 700

(b) The Government is firmly determined to increase land supply. In 2013-14, the Government announced putting up for sale a total of 36 residential sites with a capacity to produce about 13 700 flats, exceeding the flat production capacity of sites sold in 2012-13 by about 5 500 flats or 67 per cent, and higher than 2011-12 (7 900 flats) and 2010-11 (5 900 flats). This has set a record high in terms of flat production capacity of sites put up for sale in annual land sale programmes since 2000-01.

As for the other four sources of private housing land supply, the actual supply of housing land will depend on the factors mentioned above. The Government maintains close liaison with the MTR Corporation Limited and the URA on the implementation of their projects. Meanwhile, the Government will introduce a Pilot Scheme for Arbitration on Land Premium for lease modification and land exchange applications, which aims at facilitating early agreement on land premium.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0479)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 45):

The Administration has indicated that it will increase the maximum domestic plot ratios allowed in different Density Zones as appropriate, with a view to increasing the floor space that can be provided on individual sites as far as permissible in planning terms in 2014-15. Will the Administration please provide information on the details of the plan, the identified Density Zones and the estimated number of additional flats to be provided?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

As part of the Government's multi-pronged approach to increase land supply, we have been taking forward measures to make more efficient use of our existing land resources with a view to increasing housing land supply in the short to medium term. In particular, we have been conducting various land use reviews to identify suitable sites for housing development and reviewing development intensity to increase housing units that can be supplied on individual sites. In this regard, as announced in the Chief Executive's 2014 Policy Address, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for sites located in the respective Density Zones of the Main Urban Areas and New Towns, and that the development intensity of housing sites would be determined having regard to the relevant planning guidelines and maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the concerned bureaux/departments. Specifically, the maximum PRs in the respective Density Zones will be revised as follows:-

Main Urban Areas

(i) Density Zone 1: no increase in PR (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(ii) Density Zone 2: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and
(iii) Density Zone 3: PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

(i) Density Zone 1: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);
(ii) Density Zones 2 and 3: PR to be increased by 20%; and
(iii) Density Zone 4 (low density zone): PR to be increased by 100%.

Both Main Urban Areas and New Towns

Individual sites to be up-zoned based on planning merits.

Under the revised Density Zones, the domestic development intensity of individual sites will continue to be determined based on the established planning mechanisms and processes, taking into account physical or technical constraints (e.g. traffic, environmental or infrastructural considerations) and any planning circumstances that would constrain increase in residential development intensity. In other words, the increases in maximum domestic PRs will not compromise the relevant planning principles and considerations. Under the revised Density Zones, individual housing sites will be able to provide more developable floor area when there is scope in terms of traffic and infrastructure capacity, and the various constraints and impacts so arising, if any, could be addressed through appropriate measures. Proposed changes in the allowable maximum domestic PR for each site through planning application for minor relaxation of development restrictions or zoning amendments to the relevant outline zoning plan will be considered by the Town Planning Board individually, be they from the Government or private developers.

Whether, and, if so, how the domestic PRs of individual sites could be increased under the revised Density Zones would need to be considered and determined on a site-by-site basis. We are unable to estimate the overall number of additional flats that could be provided as a result of this initiative.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3233)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 79):

Under the Mandatory Building Inspection Scheme, building inspection is required for buildings aged 30 years or above once every ten years. To assist owners in need to comply with the requirement, the Hong Kong Housing Society and the Urban Renewal Authority launched the Mandatory Building Inspection Subsidy Scheme (MBISS) to provide financial assistance to eligible owners. Please provide information on the number of applications received broken down by District Council districts, the number and age of the buildings involved, the number of applications approved, the total amount of grants approved, and the main reasons for rejecting the applications since the launch of the MBISS.

Asked by: Hon. LEE Wai-king, Starry

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. The numbers of applications received as at 28 February 2014 by District Council districts and building age groups are tabulated below:

Number of applications received	**30-39 years**	**40-49 years**	**50 years or above**	**Total**
Sham Shui Po	13	6	4	23
Yau Tsim Mong	15	18	14	47
Kowloon City	9	16	25	50
Kwun Tong	4	3	1	8
Wong Tai Sin	1	5	1	7
Sai Kung	1	1	0	2
Southern	1	0	0	1
Central and Western	14	22	6	42
Eastern	6	2	3	11
Wan Chai	5	21	6	32

Sha Tin	5	0	0	5
Tai Po	4	1	0	5
North	2	2	0	4
Tsuen Wan	2	7	0	9
Tuen Mun	2	0	0	2
Yuen Long	5	1	0	6
Kwai Tsing	5	0	0	5
Islands	0	0	0	0
Total	**94**	**105**	**60**	**259**

As at 28 February 2014, HKHS and URA had received a total of 259 applications, of which 228 applications had been granted "approval-in-principle", 11 applications were rejected due to failure to meet the eligibility criteria on ratable value or the use of the building, and 20 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3239)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 37):

Please provide information on the gross floor area (GFA) of private offices of all different grades (i.e. Grades A, B and C) completed in each of the past five years respectively, and their geographical distribution by district. Please also advise on the current GFA of all different grades of private offices in each of the districts delineated by District Council boundary? In 2014-15, what is the distribution of the expected increase in GFA of private offices of all grades by district?

Asked by: Hon. LEE Wai-king, Starry

Reply:

The statistics on annual completion of commercial gross floor area (GFA) of private offices by grade and district in the past five years as compiled by the Rating and Valuation Department (RVD) are set out below:

Grade A

(GFA in square metres)

District	2009	2010	2011	2012	2013
Central & Western	-	-	-	12 300	3 600
Wan Chai	-	-	-	19 400	-
Eastern	-	34 100	-	-	-
Southern	-	-	50 500	-	15 000
Yau Tsim Mong	52 300	40 800	-	-	-
Sham Shui Po	-	-	-	-	-
Kowloon City	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Kwun Tong	76 500	40 300	68 900	32 700	55 500
Kwai Tsing	-	-	-	39 300	-
Tsuen Wan	-	-	-	-	-
Tuen Mun	-	-	-	-	-
Yuen Long	-	-	-	-	-

District	2009	2010	2011	2012	2013
North	-	-	-	-	-
Tai Po	-	-	-	-	-
Sha Tin	-	-	6 100	-	22 700
Sai Kung	-	-	-	-	-
Islands	-	-	-	-	-
Overall	**128 800**	**115 200**	**125 500**	**103 700**	**96 800**

Grade B

(GFA in square metres)

District	2009	2010	2011	2012	2013
Central & Western	-	-	29 700	-	-
Wan Chai	-	-	-	9 600	5 200
Eastern	-	-	-	12 600	-
Southern	-	-	-	-	11 100
Yau Tsim Mong	4 100	-	-	-	-
Sham Shui Po	-	7 400	-	-	-
Kowloon City	-	-	-	-	-
Wong Tai Sin	15 300	-	-	-	-
Kwun Tong	-	-	-	9 800	8 400
Kwai Tsing	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Tuen Mun	-	-	-	-	-
Yuen Long	-	-	-	-	-
North	-	-	-	-	-
Tai Po	-	-	-	-	-
Sha Tin	-	-	-	-	-
Sai Kung	-	-	-	-	-
Islands	-	-	-	-	-
Overall	**19 400**	**7 400**	**29 700**	**320 000**	**24 700**

Grade C

(GFA in square metres)

District	2009	2010	2011	2012	2013
Central & Western	2 800	-	-	-	-
Wan Chai	-	1 500	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	1 200
Sham Shui Po	-	-	-	-	-
Kowloon City	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Tuen Mun	-	-	-	-	-

District	2009	2010	2011	2012	2013
Yuen Long	-	-	-	-	-
North	-	-	-	-	-
Tai Po	-	-	-	-	-
Sha Tin	-	-	-	-	-
Sai Kung	-	-	-	-	-
Islands	-	-	-	-	-
Overall	**2 800**	**1 500**	**-**	**-**	**1 200**

The stock of total commercial GFA of private offices by grade and district at year end of 2013 as compiled by RVD is set out below:

(GFA in square metres)

District	Grade A	Grade B	Grade C	Total
Central and Western	1 906 200	766 200	585 100	**3 257 500**
Wan Chai	925 700	566 400	310 100	**1 802 200**
Eastern	740 300	201 900	78 100	**1 020 300**
Southern	147 000	48 600	10 500	**206 100**
Yau Tsim Mong	1 142 900	617 300	410 400	**2 170 600**
Sham Shui Po	162 900	46 800	39 200	**248 900**
Kowloon City	107 300	49 300	20 400	**177 000**
Wong Tai Sin	-	45 700	1 200	**46 900**
Kwun Tong	1 140 900	74 000	12 500	**1 227 400**
Kwai Tsing	151 400	11 300	2 000	**164 700**
Tsuen Wan	88 200	10 300	800	**99 300**
Tuen Mun	32 800	-	8 500	**41 300**
Yuen Long	9 200	9 800	19 000	**38 000**
North	26 900	-	500	**27 400**
Tai Po	-	5 200	1 200	**6 400**
Sha Tin	275 600	16 000	-	**291 600**
Sai Kung	9 000	-	-	**9 000**
Islands	129 600	19 000	-	**148 600**
OVERALL	**6 995 900**	**2 487 800**	**1 499 500**	**10 983 200**

The 2014-15 Land Sale Programme comprises seven commercial/business sites (two in Yau Tsim Mong District, one in Wan Chai District, one in Southern District, two in Kwun Tong District, and one in Kwai Tsing District), which have a capacity to provide about 230 000 square metres of commercial gross floor area. We do not have estimates on the commercial GFA that may be produced from other sources in 2014-15.

The Government is committed to increasing the supply of commercial land to facilitate the further development of different economic activities in Hong Kong through a series of initiatives. Commercial space including office supply may come from various sources, including the Government's Land Sale Programme, revitalisation (including redevelopment and wholesale conversion) of industrial buildings, and redevelopment of private commercial premises.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3240)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 25):

Please provide information on the additional total business floor areas of the private retail industry and the accumulated gross floor area (GFA) delineated by District Council boundary in each of the past five years. Please also advise on the distribution of the expected increase in GFA of private retail industry by district in 2014-15?

Asked by: Hon. LEE Wai-king, Starry

Reply:

The stock of private retail premises by district from 2009 to 2013 as complied by the Rating and Valuation Department is as follows: -

Private Retail - Stock at Year End

Floor Area * ('000 m^2)

District	**2009**	**2010**	**2011**	**2012**	**2013#**
Central & Western	972	972	979	989	982
Wan Chai	812	828	863	893	900
Eastern	656	658	658	657	658
Southern	189	189	195	203	202
Hong Kong	***2 628***	***2 647***	***2 696***	***2 742***	***2 742***

District	2009	2010	2011	2012	2013#
Yau Tsim Mong	1 674	1 707	1 719	1 725	1 729
Sham Shui Po	587	588	588	592	594
Kowloon City	616	610	611	617	615
Wong Tai Sin	288	305	295	311	312
Kwun Tong	574	577	577	597	592
Kowloon	***3 739***	***3 786***	***3 790***	***3 841***	***3 841***
Kwai Tsing	312	312	312	313	314
Tsuen Wan	468	453	455	455	455
Tuen Mun	378	378	378	397	397
Yuen Long	408	421	424	424	429
North	214	215	215	215	215
Tai Po	211	211	211	210	213
Sha Tin	441	441	441	442	451
Sai Kung	272	272	285	285	285
Islands	292	293	293	297	295
New Territories	***2 996***	***2 995***	***3 015***	***3 037***	***3 054***
Overall	***9 363***	***9 429***	***9 500***	***9 621***	***9 638***

* 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 2014-15 Land Sale Programme comprises seven commercial/business sites (two in Yau Tsim Mong District, one in Wan Chai District, one in Southern District, two in Kwun Tong District, and one in Kwai Tsing District), which have a capacity to provide about 230 000 square metres of commercial gross floor area. We do not have separate estimates on the GFA for retail purpose as the commercial GFA may be used for retail or other commercial purposes as individual developers may decide.

The Government is committed to increasing the supply of commercial land to facilitate the further development of different economic activities in Hong Kong through a series of initiatives. Commercial space including retail space may come from various sources, including the Government's Land Sale Programme, revitalisation (including redevelopment and wholesale conversion) of industrial buildings, and redevelopment of private commercial premises.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1512)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 36):

The estimated expenditure on Personal Emoluments (salaries) of the Development Bureau (Planning and Lands Branch) for 2014-15 is more than $87.88 million, representing an increase of about $10 million compared with that of the previous financial year. Such an increase is higher than before. As stated in the Estimates, it is expected that there will be an increase of ten posts. What are these posts and what are the reasons for the increase of posts?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

To support our work in increasing land supply, we will create the following nine posts in the Planning and Lands Branch of this Bureau in 2014-15 to strengthen the tracking of land supply and production, better engage stakeholders to gain support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels:-

Rank	No.
Administrative Officer Staff Grade B	1
Senior Estate Surveyor	1
Senior Land Surveyor	1
Senior Town Planner	1
Administrative Officer	1

Rank	No.
Senior Survey Officer (Land)	1
Senior Survey Officer (Planning)	1
Senior Technical Officer (Cartographic)	1
Personal Secretary I	1

Apart from the above, we will also create an additional post of Senior Executive Officer to strengthen the capacity of the Secretariat of the Appeal Tribunal (Buildings) in processing appeals and provide closer supervision of the daily operation of the Secretariat.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1935)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 40):

In October 2012, the Development Bureau promulgated information on the unleased or unallocated government land, and types of land which are considered not suitable for development, not yet available for development, or with low development potential (http://www.devb.gov.hk/filemanager/en/content_809/table_Eng.pdf); however, the Lands Department has set out, in its Estimates, some of the changes in land transaction and lease modification in 2013-14. Will the Administration provide the latest figures as at the end of 2013 according to the table below:

1 Area of unleased or unallocated government land													
	Residential								Commercial	Industrial	Government, Institution or Community	Open Space	Total
	Residential (Group A)	Residential (Group B)	Residential (Group C)	Residential (Group D)	Residential (Group E)	Commercial /Residential	Residential (Group A) to (Group E) and Commercial /Residential	Village Type Development					
2 Types of land which are considered not suitable for development, not yet available for development, or with low development potential													
	Residential (Group A)	Residential (Group B)	Residential (Group C)	Residential (Group D)	Residential (Group E)	Commercial /Residential	Residential (Group A) to (Group E) and Commercial /Residential	Village Type Development	Commercial	Industrial	Government, Institution or Community	Open Space	Total
Road/ Passageways													
Man-made slopes													
Simplified Temporary Land Allocation													
Sites which are <0.05 hectares													
3 Unleased or unallocated government land after deducting the types of land above													
Remaining land area (1 - 2)													

Asked by: Hon. LEONG Kah-kit, Alan

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 have 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1294)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 42):

It is stated under Matters Requiring Special Attention in 2014-15 that the Administration will "continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provide policy steer on and oversee the various planning and engineering studies and land use reviews". In this connection, will the Administration provide details on the land area, progress and timetable of the small, medium and large scale planning and engineering studies and land use reviews, underway or in the pipeline, conducted in the Yuen Long and Islands Districts?

Asked by: Hon. LEUNG Che-cheung

Reply:

With a view to increasing the land supply, the Government has undertaken/will undertake various planning and engineering studies and land use reviews in the coming year. The study area, progress and timetable of the respective studies/reviews are as follows:

Study/Review	**Study Area**	**Progress**	**Timetable (Start Date & Target End Date)**
Yuen Long District			
Hung Shui Kiu New Development Area Planning and Engineering Study (which falls partly within Yuen Long)	826 ha	Stage 3 Community Engagement of the Study is scheduled for Q3 of 2014.	November 2010 to end 2014

Study/Review	**Study Area**	**Progress**	**Timetable (Start Date & Target End Date)**
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation	200 ha	Stage 2 Community Engagement on the Preliminary Outline Development Plan will be conducted soon.	November 2012 to mid 2015
Land Use Review for Kam Tin South and Pat Heung	152 ha	The review is close to completion.	May 2011 to early 2014
Islands District			
Planning and Engineering Study on Sunny Bay Reclamation – Feasibility Study	To be confirmed	Subject to funding approval of the Finance Committee.	Q3 of 2014 to Q1 of 2017
Planning and Engineering Study on the Remaining Development in Tung Chung	287 ha	The Draft Outline Development Plan is being formulated for Stage 3 Public Engagement.	January 2012 to end 2015
Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study	34 ha	Stage 2 Community Engagement on the Draft Recommended Outline Development Plan will be conducted soon.	January 2012 to end 2014

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1295)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 43):

It is mentioned in the Brief Description of the Programmes that the Administration has "worked with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects to increase the supply of small and medium-sized flats". Please provide information on the details, site area, estimated number of flats to be produced and the implementation timetable of the West Rail property development projects with breakdown by site location.

Asked by: Hon. LEUNG Che-cheung

Reply:

The information on the West Rail property development projects for private housing being planned is tabulated below:

Project	Site Area (hectare) (about)	Estimated Flat Number	Implementation Timetable
Yuen Long Station	3.4	1 880	Planned for tendering in 2014-15
Kam Sheung Road Station and Pat Heung Maintenance Centre	33	8 700	To be determined

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1900)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 14):

The Financial Secretary indicated that in order to increase the supply of land, he will allocate an additional funding of over $650 million in the coming five years to the bureaux and departments involved to create 229 posts of different grades. Please provide information on the amount of allocation, the bureaux and departments involved, the details of these posts and their respective duties broken down by year.

Asked by: Hon. LEUNG Che-cheung

Reply:

To enhance the support for the various initiatives to increase land supply in the short, medium and long term, the following 229 posts will be created in the Development Bureau and the relevant departments in 2014-15 : -

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
Development Bureau (Planning and Lands Branch)	1 Administrative Officer Staff Grade B 1 Senior Town Planner 1 Senior Land Surveyor 1 Senior Estate Surveyor 1 Administrative Officer 1 Senior Survey Officer (Planning) 1 Senior Survey Officer (Land) 1 Senior Technical Officer (Cartographic) 1 Personal Secretary I	8.498	8.498	8.498	8.498	8.498	To strengthen the tracking of land supply and production, better engage stakeholders to gain their support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels.
Development Bureau (Works Branch)	1 Government Engineer 1 Senior Engineer 1 Senior Geotechnical Engineer 1 Personal Secretary I	4.484	4.484	4.484	4.484	4.484	To (i) oversee and provide technical input on the studies for forming new land; (ii) provide technical input and oversee the provision of infrastructure support for timely delivery of new development sites or specific sites with increased development intensity; (iii) provide technical input and coordinate with works departments for tracking and monitoring land production and associated infrastructure works under the Land Supply Tracking Subcommittee; and (iv) provide secretariat support to the Lantau Development Advisory Committee.
Architectural Services Department	1 Senior Architect 1 Architect/Assistant Architect 1 Building Services Engineer/Assistant Building Services Engineer 1 Structural Engineer/ Assistant Structural Engineer	3.398	3.398	3.398	3.398	3.398	To provide technical advisory services for the potential sites for development, which include but are not limited to the proposed developments in New Territories (NT) North, Lantau, Kam Tin South, Tuen Mun East, New Development Areas (NDAs), sites identified in land use reviews, as well as

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
	1 Technical Officer/ Technical Officer Trainee (Architectural)						the redevelopment of potential government sites and review of deserted agricultural land in North District and Yuen Long.
Buildings Department	1 Building Surveyor 1 Structural Engineer 1 Survey Officer (Building) 1 Technical Officer (Structural) 1 Clerical Assistant	2.006	2.006	2.006	2.006	2.006	To strengthen the manpower of the New Buildings Divisions to cope with the additional workload in the processing of plans and applications for the commencement of works and occupation permits.
Civil Engineering and Development Department (CEDD)	2 Chief Engineers 9 Senior Engineers 1 Senior Geotechnical Engineer 18 Engineers/ Assistant Engineers 2 Geotechnical Engineers/Assistant Geotechnical Engineers 1 Architect/ Assistant Architect 1 Senior Technical Officer (Civil) 2 Technical Officers/ Technical Officer Trainees (Civil) 2 Assistant Clerical Officers 2 Clerical Assistants	30.418	30.418	30.418	30.418	30.418	To strengthen CEDD's capacity in taking forward the various studies/projects, which include but are not limited to the proposed developments in NT North, Lantau, NDAs, Kam Tin South, potential reclamations and sites identified in land use reviews, Topside Development on the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge, and underground space development.
Drainage Services Department	1 Senior Engineer 5 Engineers/ Assistant Engineers	4.468	4.468	4.468	3.809	3.809	To (i) take forward the investigation, design and construction for the relocation of Sha Tin Sewerage Treatment Works (STW) to caverns; (ii) carry out the feasibility study on relocation of the Sai Kung STW and Sham Tseng STW to caverns; and (iii) plan and develop the sewerage and drainage infrastructure works in relation to site/project delivery for the potential sites for land supply.

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
Environmental Protection Department	2 Environmental Protection Officers/ Assistant Environmental Protection Officers 1 Chief Environmental Protection Inspector 2 Environmental Protection Inspectors	3.868	3.868	3.868	3.868	3.868	To (i) provide support for the planning of sewerage infrastructure arising from the increased and expedited supply of sites for development; (ii) offer professional environmental advice and provide comments for establishing the environmental acceptability of sites for development; and (iii) strengthen the asbestos management and control section to facilitate expeditious land supply for development.
Fire Services Department	1 Assistant Divisional Officer 4 Senior Station Officers/ Station Officers (starting from 1 October 2014)	1.884	3.768	3.768	3.768	3.768	To (i) speed up the processing of general building plans submissions on fire safety requirements; (ii) enhance the provision of advisory service; and (iii) expedite and improve the processing of the fire service installation drawings.
Highways Department	2 Senior Engineers 3 Engineers/ Assistant Engineers	4.323	4.323	4.323	4.323	4.323	To timely and effectively vet and comment submissions arising from the proposed developments in NT North, Lantau, Kai Tak Development Area, sites identified in land use reviews, committed and proposed public housing sites, as well as the potential reclamations.
Lands Department	2 Senior Estate Surveyors 6 Estate Surveyors 2 Land Surveyors/ Assistant Land Surveyors 1 Chief Land Executive 4 Senior Land Executives 16 Land Executives 12 Land Inspectors I 15 Land Inspectors II 2 Senior Survey Officers (Estate)	37.919	37.919	37.919	34.565	-	To (i) input and follow-up the results of the land use reviews and planning and engineering studies for various sites; (ii) commence land acquisition works for the Wang Chau public housing development; and (iii) expedite land resumption and clearance work in relation to the NDAs project.

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
	1 Survey Officer (Estate) 1 Executive Officer I 2 Senior Survey Officers (Land) 4 Senior Technical Officers (Cartographic) 4 Survey Officers (Land) 1 Survey Officer (Photogrammetric) 5 Technical Officers (Cartographic) 1 Land Conveyancing Officer I 1 Land Conveyancing Officer II						
Planning Department	7 Senior Town Planners 14 Town Planners/ Assistant Town Planners 1 Executive Officer I 1 Official Languages Officer I 2 Senior Survey Officers (Planning) 2 Senior Technical Officers (Cartographic) 5 Survey Officers (Planning) 7 Technical Officers (Cartographic) 1 Assistant Clerical Officer	24.348	24.348	24.348	24.348	24.348	To (i) undertake statutory and district planning work arising from the potential sites identified in land use reviews; and (ii) undertake planning work for the new strategic development areas in the NT North, Lantau and potential reclamations.
Transport Department	1 Senior Engineer 4 Engineers/ Assistant Engineers 1 Chief Transport Officer 2 Senior Transport Officers 4 Transport Officers I 2 Senior Technical Officers (Traffic) 6 Technical Officers/ Technical Officer Trainees (Traffic)	11.794	11.794	11.794	11.794	11.794	To provide the necessary support for handling the traffic engineering and public transport issues arising from the increased and expedited supply of sites for private housing and commercial developments, amongst other duties.

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
Water Supplies Department	1 Senior Engineer 4 Engineers/ Assistant Engineers	3.809	3.809	3.809	3.150	3.150	To (i) plan for waterworks for meeting the water demand of the proposed land development projects in NT North and Lantau as well as from land use reviews; and (ii) kick-start the feasibility study on the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs into caverns.
Total:	**229 posts**	**141.217**	**143.101**	**143.101**	**138.429**	**103.864**	

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2059)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 2.12):

The Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) (the Ordinance) came into operation in 1999. In 2010, the Ordinance was amended in which the application threshold for compulsory sale orders in respect of some specified lots was lowered from an ownership of 90% of the property interests to 80%. Regarding the implementation of the Ordinance and the supporting measures of the Government, will the Administration advise this Committee on the following:

1. Has the Administration conducted any social impact assessments on urban renewal driven by the Ordinance? If yes, what are the details and the expenditure involved? Please provide details of the development of the cases with compulsory sale orders granted since the enactment of the Ordinance according to the table below:

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio	Number of residential flats	Gross Floor Area	Plot ratio	Number of residential flats	Gross Floor Area	

2. The Development Bureau (DEVB) launched the Pilot Mediation Scheme in relation to the Ordinance in 2011. Please set out the amount of expenditure involved in each of the years from 2011 to 2013, and the estimated expenditure for 2014-15. Please also provide the statistics requested in the following table :

Year	Number of cases received under the Pilot Scheme	Number of elderly minority owners subsidised	Number of cases successfully mediated	Number of cases of which one mediation session was held*	Number of cases of which two mediation sessions were held*	Number of cases of which three mediation sessions were held*	Number of cases of which four mediation sessions or above were held*

*(excluding the preparation work of the mediators and the pre-mediation sessions)

3. What are the expenditure, staff establishment and number of registered social workers involved in respect of the "Pilot Scheme on Outreach Support Service for Elderly Owners" in 2014-15?

4. Has the Administration taken any measures to provide assistance to the tenants affected by the Ordinance? If yes, what are the details? Please provide information on the number of persons assisted and the expenditure involved over the past five years, as well as the estimated expenditure for this year.

5. When will the Administration review and assess the effectiveness of the pilot schemes and the supporting measures?

Asked by: Hon. LEUNG, Kenneth

Reply:

1. The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. Unlike the Urban Renewal Authority Ordinance (Cap. 563), there is no provision in Cap. 545 similar to Cap. 563 requiring the submission of an assessment on the likely effect of the implementation of a development project or a development scheme before it is authorised for implementation. Thus, no social impact assessments have been submitted for redevelopments after compulsory sale under Cap. 545. However, Cap. 545 provides that the Lands Tribunal will not make an order for sale unless the Tribunal is satisfied that the redevelopment of the lot is justified due to the age or state of repair of the existing development on the lot and that the majority owner applying for compulsory sale has taken reasonable steps to acquire all the undivided shares in the lot.

   Further details of the redevelopment sites with compulsory sale orders granted and successful auctions conducted are at **Annex**.

2. The Pilot Mediation Scheme for Compulsory Sale for Redevelopment was launched on 27 January 2011 to provide enhanced support to minority property owners affected by compulsory sale by facilitating the voluntary mediation process between the minority owners 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, of which $1.24 million was the set-up cost and $1.6 million, the operating cost. 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 actual expenditure incurred was $1.16 million. For 2013-14, we set aside $0.93 million for the Scheme. To support the eligible elderly minority owners in payment of mediator fees, we also continued to set aside $0.5 million annually 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. For 2013-14, one application from elderly minority owner for support of mediator fee has been received and is being processed. In March 2013, we commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of the Pilot Mediation Scheme. Pending the findings of the consultancy review, we have set aside funding in 2014-15 similar to the provision in 2013-14.

Further details on the cases received and handled under the Pilot Mediation Scheme are set out in the table below –

Year	**Number of cases received under the Pilot Scheme**	**Number of elderly minority owners subsidised**	**Number of cases successfully mediated**	**Number of cases for which one mediation session was held***	**Number of cases for which two mediation sessions were held***	**Number of cases for which three mediation sessions were held***	**Number of cases for which four mediation sessions or above were held***
2011 –2012	33	0	5	4	2	1	0
2012 –2013	12	2	9	6	3	0	1
2013 –2014 (until February 2014)	7	0	2	6	1	1	0

* (excluding the preparation work of the mediators and the pre-mediation sessions)

3. For 2014-15, the estimated expenditure, projected staff establishment and number of registered social workers of the two teams for the "Pilot Scheme on Outreach Support Service for Elderly Owners" are set out below –

Service Cluster	**Estimated Expenditure (HK$ million)**	**Staff Establishment***	**No. of Registered Social Workers**
Hong Kong Island Cluster	1.56	4.25	3.25
Kowloon/New Territories Cluster	1.57	4.25	3.25

* Each cluster is overseen by the strength of 0.25 of a social work officer who is the project manager. Each cluster has a project leader who is an assistant social work officer and two project team members who are social work assistants. Each team is also supported by one clerical staff.

4. The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) has specific provisions to safeguard the interest of tenants. Section 8 of Cap. 545 provides that the Lands Tribunal may order compensation to be paid to the tenants for termination of tenancies arising from compulsory sale. In determining the order for compensation, the Lands Tribunal may take into account the representations, if any, of the tenants. Despite that the tenancies are terminated on the day the purchaser becomes the owner of the lot, the affected tenants can stay on for at most six months and deliver up vacant possession of the properties to the owner upon the expiry of six months.

   With the availability of protections under Cap. 545, we have not introduced additional measures to provide assistance to the tenants affected by Compulsory Sale.

5. As mentioned above, in March 2013, we 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 review will be completed in the second quarter of 2014. We will conduct a review on the Pilot Mediation Scheme for Outreach Support Service for Elderly Owners later this year.

Annex

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 1000/2000	Kowloon Inland Lot No. 1994 Kowloon Inland Lot No. 1993 Section C of Kowloon Inland Lot No. 1402 The Remaining Portion of Kowloon Inland Lot No. 1402	233-239 Nathan Road, Kowloon	938.01m^2	$191 million	11.45	#	10,740.16m^2	Non-domestic = 10.234	Not applicable	Non-domestic GFA = 9599.294m^2	Occupation Permit (OP) for the redevelopment has been issued. The completed development is a non-domestic building.
LDCS 1000/2001	Sub-section 5 of Section C of Quarry Bay Marine Lot No.1 and Section F of Quarry Bay Marine Lot No.2 and The Extension Thereto	16 Westlands Road, HK	2217.133m^2	$310 million	#	Not applicable*(industrial building)*	#	No PR/GFA for the subject site under Buildings Ordinance (BO). On pro-rata basis of site area, PR/GFA for the subject site: 13.98	Not applicable	30985.823m^2	OP for the redevelopment has been issued. The completed development is a non-domestic building. The redevelopment site combines with adjoining sites from Nos.14-16 Westlands Road with site area 10212.75m^2. The redevelopment has a total non-domestic GFA of 142791.813m^2 (PR=13.98).

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 2000/2001	The Remaining Portion of Sub-section 8 of Section B of Inland Lot No.897	28 Ming Yuen Western Street	151.51m^2	$15.79 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			OP for the redevelopment has been issued. The redevelopment site combines with adjoining sites from Nos.24-32 Ming Yuen Western Street with site area 706.46m^2. The redevelopment has a total domestic GFA of 5580.254m^2 (PR=7.8989) and non-domestic GFA 128.536m^2 (PR=0.1816).
					3.26	#	493.84m^2	Non-domestic = 0.1816 Domestic = 7.8989	74 (the figure is based on the OP of the whole site)	Non-domestic GFA = 27.57m^2 Domestic GFA = 1,196.76m^2	
LDCS 1000/2003	Inland Lot No.7903 and The Extension Thereto	Lai Sing Court, 13-15 Tai Hang Road, HK	5722.78m^2	$1,710 million	2.741	#	15686.589m^2	4.999	270	28613.48m^2	OP for the redevelopment has been issued.
LDCS 2000/2004	(1) Sub-section 2 of Section L of Inland Lot No.577 (2) The Remaining Portion of Section L of Inland Lot No.577 (3) Sub-section 1 of Section L of Inland Lot No.577 (4) Sub-section 3 of Section L of Inland Lot No.577	4-6A Castle Steps, HK	691.929m^2	$126 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			OP for the redevelopment has been issued. The redevelopment site combines with adjoining sites with site area 2132.8m^2. The redevelopment has a total domestic GFA of 19166.487m^2 (PR=9).
					2.818	#	1949.891m^2	9	126 (the figure is based on the OP of the whole site)	6218.046m^2	

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 3000/2005	Section A of Inland Lot No.3565	Villa Splendor, Nos.9-12 Chun Fai Terrace	1.192.875m^2	$508.89 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			8.99	66	10726.6m^2	Redeveloped as " 8 Chun Fai Terrace" OP for the redevelopment has been issued.
					0.736	12	877.94m^2				
LDCS 6000/2005	Sub-section 2 of Section A of Inland Lot No. 1337 Sub-section 1 of Section A of Inland Lot No. 1337 Sub-section 4 of Section A of Inland Lot No. 1337 Sub-section 1 of Section B of Inland Lot No. 1337and The Remaining Portion of Section B of Inland Lot No. 1337	28, 30, 32 & 34 Wood Road	571.68m^2	$294 million	#	#	#	No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			OP for the redevelopment has been issued. The redevelopment site combines with adjoining site from No.16-34 Wood Road with site area 1235.8m^2. The redevelopment has a total non-domestic GFA of 475.867m^2 (PR=0.385) and domestic GFA 12815.229m^2 (PR=10.37).
								Non-domestic = 0.385 Domestic = 10.37	130 (the figure is based on the OP of the whole site)	Non-domestic GFA = 220.10m^2 Domestic GFA = 5927.49m^2	
LDCS 2000/2006	Inland Lot No.4959	20A, 20B & 20C Shan Kwong Road	1242.4m^2	$661 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			OP for the redevelopment has been issued. The redevelopment site combines with adjoining site from No.1-5 Village Road and No.20 Shan Kwong Road with site area 2,534.176m^2. The redevelopment has a total GFA of 20226.842m^2 (PR=7.982).
					4.216	36	5,237.36m^2	7.982	126 (the figure is based on the OP of the whole site)	9,916.37m^2	

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 3000/2006	Sub-section 1 of Section B of Inland Lot No.2302 and the Extension Thereto	6 Shiu Fai Terrace, HK	1761.35m^2	$358 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			3.6	36	6340.796m^2	OP for the redevelopment has been issued.
					1.37	12	2406.28m^2				
LDCS 6000/2006	The Remaining Portion of Inland Lot No.585	9A-9H Seymour Road, HK	791.125m^2	$464 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			OP for the redevelopment has been issued. The redevelopment site combines with the sites at 9A-H Seymour Road & 5-7A Ying Fai Terrace with site area of 1700.987m^2. The redevelopment has a total domestic GFA of 13600.39m^2 (PR=7.99).
					4.474	#	3540.41m^2	7.99	96 (the figure is based on the OP of the whole site)	6325.548m^2	
LDCS 11000/2006	The Remaining Portion of Section A of Marine Lot No.436 and Section F of Marine Lot No.435	Kam Kwok Building at 210-216 Gloucester Road	1062.722m^2	$1421.124 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			9.96	177	10588.838m^2	OP for the redevelopment has been issued.
					15.342	219	16,304.23m^2				
		National Building at 12-20 Marsh Road	409.59m^2		13.13	57	5378.08m^2	14.99	Not applicable	6143.614m^2	OP for the redevelopment has been issued. The completed development is a hotel building.
LDCS 13000/2006	The Remaining Portion of Inland Lot No.746 and The Remaining Portion of Marine Lot No.269	Nos.7-19 Tang Lung Street	554.04m^2	$491 million	Non-domestic =0.713 domestic =5.029	78	Non-domestic =395.19m^2 Domestic =2,786.44m^2	No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			OP for the redevelopment has been issued. The redevelopment site combines with adjoining site from No.1-23 Tang Lung Street with site area 919.688m². The redevelopment has a total non-domestic GFA of 13761.850m² (PR=14.964)
								14.964	Not applicable	8,290.436m^2	

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 5000/2007	Sub-section 3 of Section E of Inland Lot No.2147 and Sub-section 4 of Section E of Inland Lot No.2147	44-46 Haven Street, Tai Hang, HK	214.62m^2	$70.5 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			The redevelopment site combines with adjoining site from No.32-50 Haven Street with Site area of 1194.939m^2. The redevelopment has a total domestic GFA of 10001.7m² and non-domestic GFA of 269.7m².◈ Building construction has not been completed.
					5.12	#	1,098.96m^2	*	190◈ (the figure is based on the whole site)	Non-domestic GFA = 269.7m²◈ Domestic GFA = 10001.7m²◈	
LDCS 6000/2007	Sub-section 5 of Section E of Inland Lot No.2147 and The Remaining Portion of Section E of Inland Lot No.2147	48-50 Haven Street, Tai Hang, HK	217.88m^2	$72 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			The redevelopment site combines with adjoining site from Mo.32-50 Haven Street with site area 1194.939m^2. The redevelopment has a total domestic GFA of 10001.7m² and non-domestic GFA of 269.7m².◈ Building construction has not been completed.
					5.12	#	1,115.34m^2	*	190◈ (the figure is based on the whole site)	Non-domestic GFA = 269.7m²◈ Domestic GFA = 10001.7m²◈	
LDCS 9000/2007	The Remaining Portion of Kowloon Inland Lot No.2340	211-215C, Prince Edward Road West, Ho Man Tin	1703.6m^2	$345 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			OP for the redevelopment has been issued. The redevelopment site combines with adjoining site from 211-215C Prince Edward Road West and 50 Kadoorie Avenue.
					2.399	50	4086.19m^2	4.999	66 (the figure is based on the OP of the whole site)	8517.133m^2	
LDCS 10000/2007	New Kowloon Inland Lot No.4782	4-22 Alnwick Road, Kowloon	4174.1m^2	- - (Lands Tribunal made an order that the order be vacated.)	1.06	50	4411.55m^2	1.058	31	4417.808m^2	OP for redevelopment has been issued.

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 13000/2007	Section E of Inland Lot No.1337 The Remaining Portion of Inland Lot No.1337	16 & 18 Wood Road, Wanchai	230.21m^2	$100 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			OP for redevelopment has been issued. The redevelopment site combines with adjoining site from No.16-34 Wood Road with site area 1235.8m^2. The redevelopment has a total non-domestic GFA of 475.867m^2 (PR=0.385) and domestic GFA of 12815.229m^2 (PR=10.37).
					4.20	#	965.86m^2	Non-domestic = 0.385 Domestic = 10.37	130 (the figure is based on the OP of the whole site)	Non-domestic GFA = 220.10m^2 Domestic GFA = 5927.49m^2	
LDCS 14000/2007	(1) The Remaining Portion of Kowloon Inland Lot No.1703 (2) The Remaining Portion of Kowloon Inland Lot No.1704	125-127 Tung Choi Street, Kowloon	249.79m^2	$98 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			The redevelopment site combines with adjoining site of No.123, Tung Choi Street. OP for the redevelopment has been issued. The completed development is a hotel building.
					Domestic = 4.520 Non-domestic = 0.854	15	Domestic = 1128.96m^2 Non-domestic = 213.261m^2	8.991	Not applicable	2245.931m^2	
LDCS 3000/2008	Section F of Inland Lot No.2087 and Section G of Inland Lot No.2087	1 Jones Street, HK	55.972m^2	$26.4 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			The redevelopment site combines with adjoining sites from Nos.1-11 Jones Street and No.3-11 Warren Street with site area 670.5m^2. OP for the redevelopment has been issued and the site is named as "9 Warren Street, HK".
					Non-domestic = 0.604 Domestic = 3.02	5	Non-domestic = 33.823m^2 Domestic = 169.117m^2	Non-domestic = 0.275 Domestic = 9.816	103 (the figure is based on the OP of the whole site)	Non-domestic GFA = 167.3m^2 Domestic GFA = 6090.7m^2	

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 5000/2008	The Remaining Portion of Inland Lot No.5670 and Section A of Inland Lot No.5671 Inland Lot No. 5669 and Section A of Inland Lot No.5670	Tai Yuen Street 55 & 57 and McGregor Street 6 & 8	139.77m^2	$55 million	As the subject building was built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:			Not applicable	Not applicable	Not applicable	The redevelopment site combines with adjoining sites including 43-63 Tai Yuen Street, 242-246 Queen's Road East & 4-16 McGregor Street with site area of 701.418m^2 and was redeveloped as hotel development. OP for the redevelopment has been issued and the site is named as "246 Queen's Road East, HK"
					4.107	5	574.08m^2				
LDCS 9000/2008	The Remaining Portion of Inland Lot No.953	No.46 Belcher's Street, HK	1033.5m^2	$588 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	104◈	Non-domestic GFA = 229.6m^2◈ Domestic GFA = 8012.3m^2◈	The site of the redevelopment project combines with Nos.44A, 44B & 46 Belcher's Street and 11 Rock Hill Street. Building construction has not been completed.
					-	122	-				
LDCS 10000/2008	The Remaining Portion of Section R of Inland Lot No.5044	Nos.14-22, 1-19, 1A, 3A, 7A, 11A & 15A, Upper Kai Yuen Lane, North Point	3,103.87m^2	$709 million	3.25	115	10,073.239m^2	No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:			The redevelopment site combines with adjoining sites from No.5 Kai Yuen Street, Lower Kai Yuen Lane & Upper Kai Yuen Lane with site area of 6689m^2. The redevelopment has a total domestic GFA of 53260.647m^2.◈ Building construction has not been completed.
								*	611◈ (the figure is based on the whole site)	Domestic GFA = 24714.324m^2◈	

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 3000/2009	(1) Sub-section 3 of Section H of New Kowloon Inland Lot No.317 (2) The Remaining Portion of Section H of New Kowloon Inland Lot No.317	Nos.287 & 289 Sai Yeung Choi Street North, Kowloon	316.61m^2	$85 million	There is no information on PR/GFA on the approved building plans. The concerned building was also not designed based on "volume calculations".			*	*	Domestic GFA = 3,759.30m^2 ◈ (combined site)	The site of the redevelopment project combines with Nos.287-293 Sai Yeung Choi Street North. Building construction has not been completed.
					-	20	-				
LDCS 6000/2009	The Remaining Portion of Section A of Inland Lot No.1095	Nos.90, 92, 94, 96, 98 & 100 Hill Road, HK	443.38m^2	$245 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	106◈	Domestic GFA = 4178.2m^2◈ (combined site)	The Site of the redevelopment project combines with Nos.90, 92, 94, 96, 98 & 100 Hill Road and an adjoining piece of land. Building construction has not been completed.
					-	42	-				
LDCS 7000/2009	(1) Section B of Inland Lot No.2670 (2) The Remaining Portion of Inland Lot No.2671 (3) The Remaining Portion of Inland Lot No.2672 (4) The Remaining Portion of Inland Lot No.2673	Nos.3, 4, 5 & 6 Kwai Fong Street, HK	240.18m^2	- - (The developer acquired the remaining property interests after the Order for Compulsory Sale was made, the public auction was thus cancelled.)	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	156◈	Domestic GFA = 6052 m^2◈	The site of the redevelopment project combines with Nos.1 – 10 Kwai Fong Street, Hong Kong. Building construction has not been completed.
					-	24	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 8000/2009	Sub-Section 1 of Section B of Sub-section 1 of Section A of Inland Lot No.905 The Remaining Portion of Section A of Sub-section 3 of Section A of Inland Lot No.905 Section A of Sub-section 1 of Section A of Inland Lot No.905 and the Remaining Portion of Sub-section 2 of Section A of Inland Lot No.905	Nos.1 & 2 Kwan Yick Street, HK	217.148m^2	$68.1 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	197◈	Non-domestic GFA = 196.9m^2 Domestic GFA = 13055.7m^2◈ (combined site)	The site of the redevelopment project combines with Nos.150-162 Belcher's Street and Nos.1-9 Kwan Yick Street. Building construction has not been completed.
					-	10	-				
LDCS 1000/2010	Sub-sections 1,2,3,4,5 and the Remaining Portion of Section A of New Kowloon Inland Lot No.1694	Nos.186, 186A-D & 188 Tai Po Road, Kowloon	773.402m^2	$291 million	There is no information on PR/GFA on the approved building plans. The concerned building was also not designed based on "volume calculations".			*	*	Non-domestic GFA = 724.9m^2◈ Domestic GFA = 5800.4m^2◈	Building construction has not been completed.
					-	28	-				
LDCS 6000/2010	Kowloon Inland Lot No.7456 Kowloon Inland Lot No.7455	Nos.6 & 8 Maidstone Road, To Kwa Wan, Kowloon (Kowloon Inland Lot Nos.7456 & 7455)	222.967m^2	$100 million	There is no information on PR/GFA on the approved building plans. The concerned building was also not designed based on "volume calculations".			*	*	Non-domestic GFA = 619.0m^2◈ Domestic GFA = 3176.3m^2◈ (combined site)	The site of the redevelopment project combines with Nos.6, 8, 10 & 12 Maidstone Road. Building construction has not been completed.
					-	24	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 13000/2010	(i) Sub-section 3 of Section B of Inland Lot No.675 (ii) Sub-section 4 of Section B of Inland Lot No.675 (iii) Sub-section 5 of Section B of Inland Lot No.675 (iv) Section E of Inland Lot No.675	Nos.4A & 6 South Lane, Sai Wan	87.608m^2	$70 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	95◈	Domestic GFA = 3814.7m^2◈ (combined site)	The site of the redevelopment project combines with Nos.4-14 South lane. Building construction has not been completed.
					-	10	-				
LDCS 14000/2010	(a) Section E of Kowloon Inland Lot No.1571 (b) Section F of Kowloon Inland Lot No.1571	Nos.78 & 80 Sai Yee Street, Kowloon	204.8m^2	$136 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 939.9m^2 ◈ Domestic GFA = 4317.9m^2◈ (combined site)	The site of the redevelopment project combines with Nos. 82-88 Sai Yee Street.
					-	16	-				
LDCS 16000/2010	Kowloon Inland Lot No.2079	No.116 Argyle Street, Kowloon	667.23m^2	$666 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 788.3m^2◈ Domestic GFA = 6303.8m^2◈ (combined site)	The site of the redevelopment project combines with No.3 Julia Avenue. Building construction has not been completed.
					-	38	-				
LDCS 18000/2010	Aberdeen Inland Lot Nos.269 and 270	Nos.1 & 3 Tang Fung Street, Tin Wan	181.155m^2	$68 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	10	-				
LDCS 19000/2010	Aberdeen Inland Lot Nos.271 and 272	Nos.5 & 7 Tang Fung Street, Tin Wan	181.155m^2	- - (The developer acquired the remaining property interests after the Order for Compulsory Sale was made, the public auction was thus cancelled.)	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	10	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 20000/2010	The Remaining Portion of Section M of Kowloon Marine Lot No.28	Nos.12-22 Fuk Chak Street, Tai Kok Tsui, Kowloon	780.379m^2	$333.05 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 689.2m^2◈ Domestic GFA = 5851.6m^2◈	Building construction has not been completed.
					-	60	-				
LDCS 5000/2011	Inland Lot No.2912	Nos.7C, 7D, 7E & 7F Shan Kwong Road, Happy Valley, HK	754.52m^2	$1,038 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	106◈	Domestic GFA = 7555.1m^2◈	Building construction has not been completed.
					-	48	-				
LDCS 12000/2011	Kowloon Inland Lot No.9443 and Kowloon Inland Lot No.9425	Nos.575 & 575A Nathan Road, Kowloon	197.883m^2	$333 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	14	-				
LDCS 16000/2011	The Remaining Portion of Sub-section 1 of Section M of Kowloon Marine Lot No.28	Hoi On Building, Nos.11-33 and 11A-33A, Li Tak Street, Tai Kok Tsui, Kowloon	1820.901 m^2	$830 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	147	-				
LDCS 17000/2011	Section A of Aplichau Marine Lot No.26 and The Remaining Portion of Aplichau Marine Lot No.26	Nos.70-72 Main Street, Ap Lei Chau, HK	183.942m^2	$72.7 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	<u>Scheme A</u> Non-domestic GFA = 426m^2◈ Domestic GFA = 5683.6m^2◈ (combined site)	Building plans of two separate schemes were approved:- <u>Scheme A</u> The site of the redevelopment project combines with the site at Nos.62-76 Main Street, Ap Lei Chau. GFA after redevelopment is based on the combined site. Works not yet commenced.
					-	15	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
								*	*	Scheme B Non-domestic GFA = 340.3 m^2◈ Domestic GFA = 4257.8m^2◈ (combined site)	Scheme B The site of the redevelopment project combines with the site at Nos. 62-72 Main Street, Ap Lei Chau. GFA after redevelopment is based on combined site. Works not yet commenced.
LDCS 19000/2011	(i) Section A of Sub-section 1 of Section C of Inland Lot No.1300 and Sub-section 2 of Section C of Inland Lot No.1300 (ii) The Remaining Portion of Section C of Inland Lot No.1300 and the Remaining Portion of Sub-section 1 of Section C of Inland Lot No.1300	No.1 South Lane and No.34 Hill Road, Sai Wan, HK	194.695m^2	$216.5 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 586.8 m^2◈ Domestic GFA = 2951.2m^2◈	Works not yet commenced.
					-	22	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 20000/2011	Sub-section 2 of Section A of Kowloon Inland Lot No.1409 The Remaining Portion of Sub-section 1 of Section A of Kowloon Inland Lot No.1409 Section A of Sub-section 1 of Section A of Kowloon Inland Lot No.1409 Sub-section 3 of Section A of Kowloon Inland Lot No.1409	Nos.196-202 Ma Tau Wai Road, To Kwa Wan, Kowloon	#	$239 million	There is no plot ratio /GFA / volume calculations shown on the approved building plans.			*	*	Non-domestic GFA = 452.8m^2◈ Domestic GFA = 3,393.3m^2◈	Building construction has not been completed.
					-	24	-				
LDCS 21000/2011	Section D of Sub-section 1 of Section A of Inland Lot No.1946 and The Remaining Portion of Sub-section 3 of Section A of Inland Lot No.1946 and Section A of Sub-section 3 of Section A of Inland Lot No.1946	103 & 105 Caroline Hill Road, Causeway Bay, HK	#	$162 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	8	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 32000/2011	Kowloon Inland Lot No.8669 and Kowloon Inland Lot No.8753	Nos.10 & 12 Kimberley Street, Tsim Sha Tsui, Kowloon	261.055m^2	$292 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			*	Not applicable	Non-domestic GFA = 3,131.932m^2 ◈	The approved plan is a hotel development. Building construction has not been completed.
					-	12	-				
LDCS 40000/2011	The Remaining Portion of Sub-section 1 of Section B of Sub-Section 1 of Section D of Kowloon Marine Lot No.47 The Remaining Portion of Sub-section 1 of Section D of Kowloon Marine Lot No.47	Nos.90 & 92 Tak Cheong Street, Yau Ma Tei, Kowloon	184.211m^2	$77 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	14	-				
LDCS 41000/2011	The Remaining Portion of Sub-section 1 of Section G of Kowloon Marine Lot No.47 The Remaining Portion of Section C of Sub-section 1 of Section G of Kowloon Marine Lot No.47	Nos.94 & 96 Tak Cheong Street, Yau Ma Tei, Kowloon	#	$81 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	12	-				
LDCS 42000/2011	The Remaining Portion of Inland Lot No.1486	No.20 Caine Road, HK	1,606.944m^2 (18-20 Caine Road)	$732.3 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			*	*	Domestic GFA =12,855.418m^2 ◈ (combined site)	The redevelopment site combines with 18-20 Caine Road. Works not yet commenced.
					-	67 (at 20 Caine Road only)	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 46000/2011	Sections C,D,E,F,G, H and I of Kowloon Inland Lot No.1322 The Remaining Portion of Kowloon Inland Lot No.1322	7 & 7A Victory Avenue, Ho Man Tin, Kowloon	#	- - (The Oder for Compulsory Sale was made in November 2013)	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	60	-				
LDCS 2000/2012	Section E of Kowloon Marine Lot No.52	Nos.18 & 20 Wan On Street, No.2 Wan Shun Street and No.1 Wan King Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$78.20 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 3000/2012	Section F of Kowloon Marine Lot No.52	Nos.3 & 5 Wan King Street, Nos.4 & 6 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$63.20 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 4000/2012	Section G of Kowloon Marine Lot No.52	Nos.7 & 9 Wan King Street, Nos.8 & 10 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$61.1 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 5000/2012	Section H of Kowloon Marine Lot No.52	Nos.11 & 13 Wan King Street, Nos.12 & 14 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$75.71 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 9000/2012	Section C of New Kowloon Inland Lot No.27 Section B of New Kowloon Inland Lot No.27	Nos.344 & 346, Lai Chi Kok Road, Sham Shui Po, Kowloon	#	- - (The Oder for Compulsory Sale was made in December 2013)	There is no plot ratio / GFA / volumn calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	8	-				
LDCS 10000/2012	Sub-section 5 of Section D of Kowloon Marine Lot No.52	Nos.15 & 17 Wan Shun Street, Nos.16 & 18 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$83.50 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 11000/2012	Sub-section 6 of Section D of Kowloon Marine Lot No.52	Nos.19 & 21 Wan Shun Street, Nos.20 & 22 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$67.4 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 15000/2012	Section B of Inland Lot No.5741	Nos.724 & 726 King's Road and Nos.19 & 21 Nation Street, Quarry Bay, HK	1509.7m^2 (Nos.704-730 King's Road and Nos.1-25 Nation Street)	$156 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			*	*	<u>Scheme 1</u> Non-domestic GFA = 6776.76m^2◈ Domestic GFA = 25659.644m^2 ◈ <u>Scheme 2</u> Non-domestic GFA = 45288.962m^2 ◈ (combined site)	The site of the redevelopment combines with Nos.704-730 King's Road, Nos.1-25 Nation Street and Nos.201-227 Tsat Tsz Mui Road. Works not yet commenced.
					-	208	-				
LDCS 16000/2012	Section D of Inland Lot No.5099 and The Remaining Portion of Inland Lot No.5741	Nos.16 & 18 Nation Street and Nos.217 & 219 Tsat Tsz Mui Road, Quarry Bay, HK	1509.7m^2 (Nos.2-26 Nation Street and Nos.201-227 Tsat Tsz Mui Road)	$163 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.						
					-	208	-				
LDCS 19000/2012	The Remaining Portion of Section K of Kowloon Inland Lot No.1109 Sub-section 1 of Section K of Kowloon Inland Lot No.1109	58-60 Ma Tau Kok Road, Kowloon	No approved general building plans.	- - (Developer acquired the remaining property interests after the Order for Compulsory sale was made, the public auction was thus cancelled.)	No approved general building plans.			*	*	Non-domestic GFA = 1,577.165m^2 ◈ Domestic GFA = 7,879.419m^2 ◈ (combined site)	The redevelopment site combines with 50-64 Ma Tau Kok Road & 162-168 Pau Chung Street. Works not yet commenced.
					-	8	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 32000/2012	Section I of Kowloon Marine Lot No.52	Nos.15 & 17 Wan King Street, Nos.16 & 18 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$78.10 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 33000/2012	Section J of Kowloon Marine Lot No.52	Nos.19 & 21 Wan King Street, Nos.20 & 22 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$60.70 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 34000/2012	The Remaining Portion of Kowloon Marine Lot No.52	Nos.23 Wan King Street, Nos.24 & 26 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$44.80 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 35000/2012	Sub-section 1 of Section D of Kowloon Marine Lot No.52	Nos.22 & 24 Wan On Street, No.1 Wan Shun Street and No.2 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$75.8 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 36000/2012	Sub-section 2 of Section D of Kowloon Marine Lot No.52	No.3 Wan Shun Street, No.4 Wan Fuk Street and No.6 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$59.90 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 37000/2012	Sub-section 3 of Section D of Kowloon Marine Lot No.52	Nos.7 & 9 Wan Shun Street, Nos.8 & 10 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$63.8 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 38000/2012	Sub-section 4 of Section D of Kowloon Marine Lot No.52	Nos.11 & 13 Wan Shun Street, Nos.12 & 14 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$83.7 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 39000/2012	The Remaining Portion of Section D of Kowloon Marine Lot No.52	Nos.23, 25 & 27 Wan Shun Street, Nos.24 & 26 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m^2 (Aggregate site area of 18-24 Wan On Street 18-24 Wan Fuk Street 1-27 Wan Shun Street 1-23 Wan King Street)	$107.1 million	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 42000/2012	Kowloon Inland Lot No.3275	Nos.10-12A, La Salle Road, Kowloon	Not available	$145.80 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	12	-				
LDCS 48000/2012	Section A of Inland Lot No.2155 Section E of Inland Lot No.2155 Section B of Inland Lot No.2155	307-311 Des Voeux Road West, HK	932.152m^2 (307-329 Des Voeux Road West)	$163.97 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			*	*	Non-domestic GFA = 1170.3m^2◈ Domestic GFA = 8527.7m^2◈ (combined site)	The redevelopment site combines with 307-329 Des Voeux Road West. GFA figure after redevelopment is based on the combined site. Works not yet commenced.
					-	12 (307-311 Des Voeux Road West only)	-				
LDCS 53000/2012	Sub-section 1 of Section L of Kowloon Inland Lot No.4307	Nos.18-20 Ko Shan Road, To Kwa Wan, Kowloon	#	$71.85 million (The Order for Compulsory Sale was made in December 2013)	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	10	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 7000/2013	Sub-section 1 of Section A of Sub-section 2 of Section A of Marine Lot No.243 The Remaining Portion of Section A of Sub-section 2 of Section A of Marine No.243	No.41-45 Catchick Street, Sai Wan, HK	209.032m^2	- - (The Order for Compulsory Sale was made in December 2013)	As the development intensity of the building was subject to volume control under the Building (Planning) Regulations 1956, there is no plot ratio and GFA shown in the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	28	-				

Legend :

Information is not available.

* Under the obligation of confidence, such information cannot be disclosed (not available).

◈ Figures are obtained from the "Monthly Digest" of the Buildings Department.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0147)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 9):

Please provide information on the actual staff establishment of the Director of Bureau's Office, and the actual expenditure on salaries, allowances, job-related allowances and contribution to the Mandatory Provident Fund or Civil Service Provident Fund for each post/rank in the office in the 2012-13 financial year.

Asked by: Hon. LEUNG Kwok-hung

Reply:

In 2012-13, apart from the positions of the Secretary for Development (SDEV), the Under Secretary for Development (USDEV) and the Political Assistant to SDEV, there were eight civil service posts (one Administrative Officer Staff Grade C, one Senior Executive Officer, one Personal Assistant, one Senior Personal Secretary, one Personal Secretary I, one Chauffeur, one Assistant Clerical Officer and one Clerical Assistant) under the establishment of Programme (1) Director of Bureau's Office providing support to the Office.

In 2012-13, the actual expenditure on salary in respect of the positions of SDEV (the position was vacant from 13 to 29 July 2012) and the Political Assistant to SDEV (the position was vacant from 1 July to 26 December 2012) were $3.23 million and $0.69 million respectively. The position of USDEV was vacant in 2012-13 and hence there was no expenditure on salary for this position. For those civil service posts providing support to the Office, the actual expenditure on salaries, allowances and job-related allowances were about $3.87 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2452)

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) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question (Member Question No. 464):

Please advise on the staff establishment of the Director of Bureau's Office of the Development Bureau. What is the estimated expenditure on salary for this year (i.e. 2014-15) for each of the posts, including that for the Secretary for Development, Under Secretary for Development and Political Assistant to the Secretary for Development (if any)?

Post/Rank	Number of staff	Estimated expenditure on salary (for each staff member)	Remarks

Asked by: Hon. LEUNG Kwok-hung

Reply:

In 2013-14, apart from the positions of the Secretary for Development (SDEV), the Under Secretary for Development (USDEV) and the Political Assistant to SDEV, there were eight civil service posts (one Administrative Officer Staff Grade C, one Senior Executive Officer, one Personal Assistant, one Senior Personal Secretary, one Personal Secretary I, one Personal Chauffeur, one Assistant Clerical Officer and one Clerical Assistant) under the establishment of Programme (1) Director of Bureau's Office providing support to the Office.

For budgetary purposes, the provisions for salary in respect of the positions of SDEV, USDEV and Political Assistant to SDEV in 2014-15 are $3.38 million, $2.54 million and $1.18 million respectively. The estimated expenditure on salary for the civil servants providing support to the Office is about $4.68 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2475)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 520):

Will the Administration advise this Committee on the procedures involved for conversion of the Chief Executive's Fanling Lodge to other uses?

Asked by: Hon. LEUNG Kwok-hung

Reply:

The Planning Department and the Civil Engineering and Development Department jointly commissioned the Preliminary Feasibility Study on Developing the New Territories North (the Study) on 30 January 2014. The Study will identify potential development areas (PDAs) in the New Territories North, formulate broad land uses and development scale of the PDAs and ascertain their preliminary technical feasibility and major supporting infrastructure. The Study will also examine, inter alia, the development potential of the Fanling Golf Course together with Fanling Lodge. The Study is targeted for completion in mid-2015.

Public engagement will be carried out during the course of the Study and the public will be consulted on proposals, if any, for changing the land use of Fanling Lodge.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2377)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 20):

The Administration has proposed the establishment of a dedicated Harbourfront Authority to enhance the Victoria Harbour and the harbourfront areas from planning, design and construction to operation and management. In this connection, will the Administration advise this Committee on the resources allocated for the preparation of the establishment of the Harbourfront Authority? Please provide a detailed breakdown of the expenditure involved.

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

The Government and the Harbourfront Commission jointly take forward the Public Engagement Exercise (PE) on the proposed establishment of a Harbourfront Authority. Phase I PE was completed in January 2014, and Phase II PE is planned to be launched within 2014. The work is being done by the Harbour Unit under the Planning and Lands Branch using existing resources.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2388)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 31):

During the Lunar New Year this year, free bike ride service was provided in West Kowloon Cultural District for public enjoyment. Members of the public could ride bicycles along the West Kowloon Waterfront Promenade ("WKWP") to enjoy the stunning views on both sides of the Victoria Harbour. Many members of the public have been attracted to WKWP, which demonstrates that it is of high leisure and entertainment value. In this connection, will the Administration advise this Committee on the following:

1. How much resources will be allocated to the management of WKWP in the next three years? Please provide a detailed breakdown of the expenditure on items like repairs and maintenance as well as promotion.

2. Will the Administration consider extending the Promenade to connect Hung Hom with Sham Shui Po? Will it also consider the construction of boulevards to connect the Promenade with the hinterland so as to enhance the overall accessibility? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

(1) The West Kowloon Waterfront Promenade ("WKWP") lies within the future Park site in the West Kowloon Cultural District. The management and maintenance responsibilities of WKWP have been taken up by the West Kowloon Cultural District Authority since 2012. As such, no additional government funding or resources would be incurred for the management, maintenance, publicity, etc. for WKWP.

(2) Victoria Harbour is a precious public asset of Hong Kong and an icon of the city. The Government will continue to strive to enhance the harbourfront and improve its accessibility and connectivity.

Subject to the actual circumstances of the harbourfront sites and through effective allocation of resources, the Government aims to provide a continuous promenade along both sides of the harbour for public enjoyment, and has actively taken forward various harbourfront enhancement works in recent years. Some new promenades along the waterfront from Hung Hom to Sham Shui Po were completed and opened to the public in the past few years, such as the Hung Hom Promenade, WKWP, waterfront promenades developed by private proponents in Tai Kok Tsui, etc. The construction of the Tai Kok Tsui Advance Promenade is in progress and is expected to be completed in 2014-15. A recent development proposal in Cheung Sha Wan has incorporated the development of a waterfront promenade. The relevant project proponent will conduct pedestrian connectivity study when developing the promenade with a view to formulating suitable plans to connect the hinterland with the harbourfront.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0578)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 5):

The revised estimate for 2013-14 is around $200 million lower than the original estimate, representing a decrease of 27.4%. What are the reasons for that? The estimated expenditure for 2014-15 is 12.3% lower than the revised estimate for 2013-14. The Administration has explained that this is due to the net decrease in cash flow requirement for non-recurrent items. What are the non-recurrent items involved? What are the reasons for the net decrease in cash flow requirement?

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

The decrease of $205.6 million (27.4%) in the revised estimate for 2013-14 over the original estimate for 2013-14 is mainly due to the decrease in cash flow requirement for the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) ($200 million). The cash flow requirement for BMGSEO is determined by taking into account the amount of uncommitted surplus kept by the Hong Kong Housing Society (HKHS) which administers the Scheme on behalf of the Government, and the cashflow trend under the Scheme. Having regard to the projected amount of uncommitted surplus and number of applications for the period up to March 2014, it was considered that the uncommitted surplus could still meet the funding requirement of the BMGSEO for 2013-14 and therefore the funding of $200 million earmarked for the Scheme in the 2013-14 original estimate is no longer required.

The decrease of $67.1 million (12.3%) in the 2014-15 estimate over the revised estimate for 2013-14 is due to the decrease in cash flow requirement for the Operation Building Bright (OBB) ($182.9 million), partly offset by the increased cash flow requirement for BMGSEO ($100 million), and the increased operating expenses to meet the demands of on-going and new commitments and increased salary provision arising from the creation of ten posts ($15.8 million). The estimated cash flow requirement for OBB in 2014-15 is $216.8 million, which is $182.9 million less than the requirement in the 2013-14 revised estimate. The cash flow requirement for OBB is determined by taking into account the

amount of uncommitted surplus kept by the HKHS and the Urban Renewal Authority which are responsible for administering the Scheme, and the cashflow trend under the Scheme. Having regard to the projected amount of uncommitted surplus and progress of works of the assisted buildings for the period up to March 2015, it was considered that the funding provision for OBB in the 2014-15 estimate could be reduced.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0581)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 8):

The provision under Subhead 000 Operational expenses has increased by more than $18 million, representing an increase of 11.9%. The Administration has explained that one of the main reasons is the increase in salary provision arising from the creation of ten posts. What are the purposes for the creation of these ten posts? What are the ranks of these posts and the salaries involved?

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

To support our work in increasing land supply, we will create the following nine posts in the Planning and Lands Branch of this Bureau in 2014-15 to strengthen the tracking of land supply and production, better engage stakeholders to gain support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels:-

Rank	**No.**	**Estimated Expenditure on Salary in 2014-15** ($ million)
Administrative Officer Staff Grade B	1	2.019
Senior Estate Surveyor	1	1.154
Senior Land Surveyor	1	1.154
Senior Town Planner	1	1.154
Administrative Officer	1	0.773

Rank	**No.**	**Estimated Expenditure on Salary in 2014-15** ($ million)
Senior Survey Officer (Land)	1	0.494
Senior Survey Officer (Planning)	1	0.494
Senior Technical Officer (Cartographic)	1	0.494
Personal Secretary I	1	0.357

Apart from the above, we will also create an additional post of Senior Executive Officer to strengthen the capacity of the Secretariat of the Appeal Tribunal (Buildings) in processing appeals and provide closer supervision of the daily operation of the Secretariat. The estimated expenditure on the salary for this post is about $0.846 million in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0584)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 11):

The implementation of the pilot scheme for the "Hong Kong Property for Hong Kong People" (HKPHKP) measure was mentioned under the Brief Description for 2013 but not under that for 2014-15. Does it mean that this scheme will no longer be taken forward? Regarding the total land supply in 2014-15, what is the expected number of sites with restrictions on HKPHKP, flat size and flat number? What is the number of residential units that could be provided by the sites involved?

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

The "Hong Kong Property for Hong Kong People" (HKPHKP) measure aims at giving priority to Hong Kong Permanent Residents (HKPRs) in making use of our scarce residential land resources. The Government applied the HKPHKP measure on a pilot basis to two residential sites in the Kai Tak Development Area, which were sold by tender in June 2013. Meanwhile, the various demand-side management measures taken by the Government targeting the property market have effectively curbed the demand for residential flats from non-local purchasers. There is no pressing need to apply the HKPHKP measure to other land sale sites or make it a long-term measure at this juncture. The Government will continue to closely monitor the property market.

When formulating the quarterly land sale programmes, we will consider imposing minimum flat number requirement or other requirements on suitable sites having regard to site characteristics and market conditions.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0588)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 15):

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

(a) How many applications for conversion of industrial buildings by owners have been received by the Government in the past three years (i.e. from 2011-12 to 2013-14)? How many of them have been approved so far? What are the reasons for rejection? What is the average time for approval for each case? Please also provide information on the districts where these approved industrial buildings are located.

(b) The converted uses of these industrial buildings by type after redevelopment or wholesale conversion.

(c) 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 2011-12 to 2013-14) 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 Administration any statistics on this?

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of old industrial buildings. The 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. As at end February 2014, the Lands Department had received 121 applications, of which 92 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/or respond to requests for clarification. Applications that do not meet the relevant stipulated requirements, e.g. the application site does not fall within the designated zones of the statutory town plan, will be rejected.

Among the approved cases, a majority 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 cases will also be accessible to the public through the website of the Lands Department after completion and registration.

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

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0589)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 16):

The Administration will increase the maximum domestic plot ratios (PR) allowed in different Density Zones as appropriate in 2014-15. Please provide information on the PR subject to increase in the various Density Zones, the increased floor area, as well as the amount of land premium involved.

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

As part of the Government's multi-pronged approach to increase land supply, we have been taking forward measures to make more efficient use of our existing land resources with a view to increasing housing land supply in the short to medium term. In particular, we have been conducting various land use reviews to identify suitable sites for housing development and reviewing development intensity to increase housing units that can be supplied on individual sites. In this regard, as announced in the Chief Executive's 2014 Policy Address, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for sites located in the respective Density Zones of the Main Urban Areas and New Towns, and that the development intensity of housing sites would be determined having regard to the relevant planning guidelines and maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the concerned bureaux/departments. Specifically, the maximum PRs in the respective Density Zones will be revised as follows:-

Main Urban Areas

(i) Density Zone 1: no increase in PR (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(ii) Density Zone 2: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and
(iii) Density Zone 3: PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

(i) Density Zone 1: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);
(ii) Density Zones 2 and 3: PR to be increased by 20%; and
(iii) Density Zone 4 (low density zone): PR to be increased by 100%.

Both Main Urban Areas and New Towns

Individual sites to be up-zoned based on planning merits.

Under the revised Density Zones, the domestic development intensity of individual sites will continue to be determined based on the established planning mechanisms and processes, taking into account physical or technical constraints (e.g. traffic, environmental or infrastructural considerations) and any planning circumstances that would constrain increase in residential development intensity. In other words, the increases in maximum domestic PRs will not compromise the relevant planning principles and considerations. Under the revised Density Zones, individual housing sites will be able to provide more developable floor area when there is scope in terms of traffic and infrastructure capacity, and the various constraints and impacts so arising, if any, could be addressed through appropriate measures. Proposed changes in the allowable maximum domestic PR for each site through planning application for minor relaxation of development restrictions or zoning amendments to the relevant outline zoning plan will be considered by the Town Planning Board individually, be they from the Government or private developers.

Whether, and, if so, how the domestic PRs of individual sites could be increased under the revised Density Zones would need to be considered and determined on a site-by-site basis. We are unable to estimate the overall additional developable floor area that could be provided as a result of this initiative.

Where lease modification involving increase in development intensity is pursued, any additional land premium to be charged will be assessed in accordance with the established mechanism. We do not have any estimate on the overall additional premium involved.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0590)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 17):

The Administration has indicated that it will take forward the necessary work to establish the Harbourfront Authority if the proposed establishment of which is supported by the public. Please provide information on the estimated start-up cost and annual operating expenditure of this project, the number of staff to be recruited and the ranks of the staff and the salaries involved, if the proposal is to be implemented.

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

The Government and the Harbourfront Commission jointly take forward the Public Engagement Exercise (PE) on the proposed establishment of a Harbourfront Authority. Phase I PE was completed in January 2014, and Phase II PE is planned to be launched within 2014. If the proposal receives public support in the PE, the detailed framework for the proposed Authority including its organisation and resources will be formulated having regard to the views received during PE. At this stage, we do not have the estimations.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0591)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 18):

Please provide information on the sites in the 2014-15 Land Sale Programme for which the rezoning process has yet to complete, including their lots, locations and existing land uses. What is the number of residential units that could be provided by these sites? Will the Administration set a timetable for completing the rezoning process?

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

The 2014-15 Lands Sale Programme includes 34 residential sites, of which 21 sites (see the table below) are subject to completion of the necessary statutory Outline Zoning Plan amendment procedure (as at end February 2014). 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. The departments concerned will attach priority to the relevant work with a view to completing the planning procedures as early as possible.

Lot No.	**Location**	**Zoning under the current Zoning Plan (as at end February 2014)**	**Site Area (ha) (about)**
YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	Residential (Group A)6 – pending completion of planning procedures	0.3240
Lot No. 758 in DD 332	Cheung Sha, Lantau Island	Residential (Group C)1 –pending completion of planning procedures	0.4820

Lot No.	Location	Zoning under the current Zoning Plan (as at end February 2014)	Site Area (ha) (about)
TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun	mainly Open Space– pending completion of planning procedures	2.6844
TMTL 500	Kwun Chui Road, Area 56, So Kwun Wat, Tuen Mun	mainly Residential (Group B) - pending completion of planning procedures	2.4877
KIL 11238	322 & 324 Reclamation Street / 445 & 447 Shanghai Street, Mong Kok	Residential (Group A) – pending completion of planning procedures	0.0252
KIL 11240	Junction of Soy Street and Shanghai Street, Mong Kok	Residential (Group A)4 – pending completion of planning procedures	0.0625
NKIL 6520	Fung Shing Street, Ngau Chi Wan, Kowloon	Government, Institution and Community – pending completion of planning procedures	0.6940
TPTL 223	Lo Fai Road, Tai Po	Green Belt – pending completion of planning procedures	2.4800
TPTL 229	Lo Fai Road, Tai Po	Green Belt – pending completion of planning procedures	1.6500
TPTL 225	Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	Other Specified Use (Science Park) - pending completion of planning procedures	2.0000
TPTL 226	Fo Chun Road, Pak Shek Kok, Tai Po	Other Specified Use (Science Park) - pending completion of planning procedures	2.0000

Lot No.	Location	Zoning under the current Zoning Plan (as at end February 2014)	Site Area (ha) (about)
TPTL 227	Chong San Road, Pak Shek Kok, Tai Po	Other Specified Use (Science Park) - pending completion of planning procedures	2.0000
TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po	Other Specified Use (Science Park) - pending completion of planning procedures	1.9600
IL 9061	269 Queen's Road East, Wan Chai, Hong Kong	Residential (Group E) – pending completion of planning procedures	0.1226
TPTL 222	Ting Kok Road near Fung Yuen, Tai Po	mainly Green Belt - pending completion of planning procedures	4.8500
RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	Green Belt - pending completion of planning procedures	2.5400
RBL 1202	Wong Ma Kok Road, Stanley, Hong Kong	Green Belt - pending completion of planning procedures	0.4300
TMTL 523	Castle Peak Road – Tai Lam, Tuen Mun	Green Belt - pending completion of planning procedures	0.9400
TMTL 517	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun	Residential (Group B) - pending completion of planning procedures	0.2930
TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun	Government, Institution and Community – pending completion of planning procedures	0.4700

Lot No.	Location	Zoning under the current Zoning Plan (as at end February 2014)	Site Area (ha) (about)
NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	Green Belt - pending completion of planning procedures	2.4400

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0593)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 20):

The Financial Secretary mentioned in the Budget Speech that he will allocate an additional funding of over $650 million in the coming five years to the bureaux and departments involved to create 229 posts of different grades to enhance land development efforts. What are the ranks of these 229 posts and the salaries involved? In which bureaux and departments will these posts be created? What are the duties of these posts?

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

To enhance the support for the various initiatives to increase land supply in the short, medium and long term, the following 229 posts will be created in the Development Bureau and the relevant departments in 2014-15 : -

Bureau/ Departments	New posts to be created	Estimated expenditure on salaries in 2014-15 ($million)	Main duties and responsibilities
Development Bureau (Planning and Lands Branch)	1 Administrative Officer Staff Grade B 1 Senior Town Planner 1 Senior Land Surveyor 1 Senior Estate Surveyor 1 Administrative Officer 1 Senior Survey Officer (Planning) 1 Senior Survey Officer (Land) 1 Senior Technical Officer (Cartographic) 1 Personal Secretary I	8.093	To strengthen the tracking of land supply and production, better engage stakeholders to gain their support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels.

Bureau/ Departments	New posts to be created	Estimated expenditure on salaries in 2014-15 ($million)	Main duties and responsibilities
Development Bureau (Works Branch)	1 Government Engineer 1 Senior Engineer 1 Senior Geotechnical Engineer 1 Personal Secretary I	4.404	To (i) oversee and provide technical input on the studies for forming new land; (ii) provide technical input and oversee the provision of infrastructure support for timely delivery of new development sites or specific sites with increased development intensity; (iii) provide technical input and coordinate with works departments for tracking and monitoring land production and associated infrastructure works under the Land Supply Tracking Subcommittee; and (iv) provide secretariat support to the Lantau Development Advisory Committee.
Architectural Services Department	1 Senior Architect 1 Architect/Assistant Architect 1 Building Services Engineer/Assistant Building Services Engineer 1 Structural Engineer/Assistant Structural Engineer 1 Technical Officer/Technical Officer Trainee (Architectural)	3.298	To provide technical advisory services for the potential sites for development, which include but are not limited to the proposed developments in New Territories (NT) North, Lantau, Kam Tin South, Tuen Mun East, New Development Areas (NDAs), sites identified in land use reviews, as well as the redevelopment of potential government sites and review of deserted agricultural land in North District and Yuen Long.
Buildings Department	1 Building Surveyor 1 Structural Engineer 1 Survey Officer (Building) 1 Technical Officer (Structural) 1 Clerical Assistant	1.887	To strengthen the manpower of the New Buildings Divisions to cope with the additional workload in the processing of plans and applications for the commencement of works and occupation permits.
Civil Engineering and Development Department (CEDD)	2 Chief Engineers 9 Senior Engineers 1 Senior Geotechnical Engineer 18 Engineers/Assistant Engineers 2 Geotechnical Engineers/ Assistant Geotechnical Engineers 1 Architect/Assistant Architect 1 Senior Technical Officer (Civil) 2 Technical Officers/Technical Officer Trainees (Civil) 2 Assistant Clerical Officers 2 Clerical Assistants	29.618	To strengthen CEDD's capacity in taking forward the various studies/projects, which include but are not limited to the proposed developments in NT North, Lantau, NDAs, Kam Tin South, potential reclamations and sites identified in land use reviews, Topside Development on the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge, and underground space development.

Bureau/ Departments	New posts to be created	Estimated expenditure on salaries in 2014-15 ($million)	Main duties and responsibilities
Drainage Services Department	1 Senior Engineer 5 Engineers/Assistant Engineers	4.348	To (i) take forward the investigation, design and construction for the relocation of Sha Tin Sewerage Treatment Works (STW) to caverns; (ii) carry out the feasibility study on relocation of the Sai Kung STW and Sham Tseng STW to caverns; and (iii) plan and develop the sewerage and drainage infrastructure works in relation to site/project delivery for the potential sites for land supply.
Environmental Protection Department	2 Environmental Protection Officers/Assistant Environmental Protection Officers 1 Chief Environmental Protection Inspector 2 Environmental Protection Inspectors	2.338	To (i) provide support for the planning of sewerage infrastructure arising from the increased and expedited supply of sites for development; (ii) offer professional environmental advice and provide comments for establishing the environmental acceptability of sites for development; and (iii) strengthen the asbestos management and control section to facilitate expeditious land supply for development.
Fire Services Department	1 Assistant Divisional Officer 4 Senior Station Officers/ Station Officers	1.828	To (i) speed up the processing of general building plans submissions on fire safety requirements; (ii) enhance the provision of advisory service; and (iii) expedite and improve the processing of the fire service installation drawings.
Highways Department	2 Senior Engineers 3 Engineers/Assistant Engineers	4.223	To timely and effectively vet and comment submissions arising from the proposed developments in NT North, Lantau, Kai Tak Development Area, sites identified in land use reviews, committed and proposed public housing sites, as well as the potential reclamations.
Lands Department	2 Senior Estate Surveyors 6 Estate Surveyors 2 Land Surveyors/Assistant Land Surveyors 1 Chief Land Executive 4 Senior Land Executives 16 Land Executives 12 Land Inspectors I 15 Land Inspectors II 2 Senior Survey Officers (Estate) 1 Survey Officer (Estate)	36.113	To (i) input and follow-up the results of the land use reviews and planning and engineering studies for various sites; (ii) commence land acquisition works for the Wang Chau public housing development; and (iii) expedite land resumption and clearance work in relation to the NDAs project.

Bureau/ Departments	New posts to be created	Estimated expenditure on salaries in 2014-15 ($million)	Main duties and responsibilities
	1 Executive Officer I 2 Senior Survey Officers (Land) 4 Senior Technical Officers (Cartographic) 4 Survey Officers (Land) 1 Survey Officer (Photogrammetric) 5 Technical Officers (Cartographic) 1 Land Conveyancing Officer I 1 Land Conveyancing Officer II		
Planning Department	7 Senior Town Planners 14 Town Planners/Assistant Town Planners 1 Executive Officer I 1 Official Languages Officer I 2 Senior Survey Officers (Planning) 2 Senior Technical Officers (Cartographic) 5 Survey Officers (Planning) 7 Technical Officers (Cartographic) 1 Assistant Clerical Officer	23.189	To (i) undertake statutory and district planning work arising from the potential sites identified in land use reviews; and (ii) undertake planning work for the new strategic development areas in the NT North, Lantau and potential reclamations.
Transport Department	1 Senior Engineer 4 Engineers/Assistant Engineers 1 Chief Transport Officer 2 Senior Transport Officers 4 Transport Officers I 2 Senior Technical Officers (Traffic) 6 Technical Officers/Technical Officer Trainees (Traffic)	11.394	To provide the necessary support for handling the traffic engineering and public transport issues arising from the increased and expedited supply of sites for private housing and commercial developments, amongst other duties.
Water Supplies Department	1 Senior Engineer 4 Engineers/Assistant Engineers	3.709	To (i) plan for waterworks for meeting the water demand of the proposed land development projects in NT North and Lantau as well as from land use reviews; and (ii) kick-start the feasibility study on the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs into caverns.
Total:	**229 posts**	**134.442**	

Reply Serial No.

DEVB(PL)056

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0594)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 21):

It is stated in the Budget Speech that seven commercial sites and one hotel site will be included in the Land Sale Programme of the coming year. Please provide information on the lot numbers, locations, existing planned uses, floor areas, plot ratios and development terms in respect of these sites.

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

The 2014-15 Land Sale Programme comprises seven commercial/business sites and one hotel site that have a capacity to provide about 230 000 square metres of commercial gross floor area and 1 140 rooms respectively. The full list of these sites with their lot numbers, locations, users and site areas is available on the website of the Lands Department (http://www.landsd.gov.hk). The development parameters (e.g. gross floor area) 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0595)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 22):

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. LIAO Cheung-kong, Martin

Reply:

The policy portfolio of the Development Bureau (DEVB) covers a wide spectrum of activities, as detailed in the Controlling Officer's Report. One of our major tasks is to provide policy steer on and oversee the various planning and engineering studies and land use reviews. As resources are pooled together to meet our different work requirements, it is not possible to give a breakdown on the resources involved.

Apart from reclamation, the target completion dates and latest development of the major studies and reviews relating to increasing housing land supply under the policy steer of DEVB are as follows: -

Study/Review	**Target Completion Date of the Study/Review**	**Latest Development**
North East New Territories New Development Areas Planning and Engineering Study	Completed	Funding approval from the Legislative Council Finance Committee for undertaking the detailed design and site investigation of the Advance Works will be sought in May 2014.

Study/Review	Target Completion Date of the Study/Review	Latest Development
Hung Shui Kiu New Development Area Planning and Engineering Study	End 2014	Stage 3 Community Engagement of the Study is scheduled for Q3 of 2014.
Preliminary Feasibility Study on Developing the New Territories North	Mid 2015	The study commenced in January 2014 to explore further development opportunities in the areas.
Feasibility Study on Relocation of Sha Tin Sewage Treatment Works to Caverns	Mid 2014	Main tasks of the study have been completed.
Investigation and Design for Relocation of Sha Tin Sewage Treatment Works to Caverns	In stages by end 2022	The Drainage Services Department (DSD) plans to commence the design in the 2nd half of 2014.
Feasibility Study on Relocation of Sham Tseng Sewage Treatment Works to Caverns	2nd half of 2016	DSD plans to commence the study in the 2nd half of 2014.
Feasibility Study on Relocation of Sai Kung Sewage Treatment Works to Caverns	2nd half of 2016	DSD plans to commence the study in the 2nd half of 2014.
Feasibility Study on Relocation of Diamond Hill Fresh Water and Salt Water Service Reservoirs to Caverns	2nd half of 2016	The Water Services Department plans to commence the study in the 2nd half of 2014.

Study/Review	Target Completion Date of the Study/Review	Latest Development
Study on Long-term Strategy for Cavern Development	End 2015	The Civil Engineering and Development Department (CEDD) commenced the study in September 2012.
Planning and Engineering Study on the Remaining Development in Tung Chung (Note 1)	End 2015	The Draft Outline Development is being formulated for Stage 3 Public Engagement.
Planning and Engineering Study for Kwu Tung South - Feasibility Study	Mid 2015	The Preliminary Outline Development Plan is being finalised.
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	Mid 2015	Stage 2 Community Engagement on the Preliminary Outline Development Plan will be conducted soon.
Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	End 2014	Stage 2 Community Engagement on the Draft Recommended Outline Development Plan will be conducted soon.
Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site	Early 2014	Upon completion of the review, we will proceed with the town planning and other relevant procedures.

Study/Review	Target Completion Date of the Study/Review	Latest Development
Engineering Feasibility Study for Development of ex-Cha Kwo Ling Kaolin Mine Site	Substantially Completed	We plan to commence the design of the necessary site formation and infrastructure works in mid-2014.
Planning Study on Future Land Use of Anderson Road Quarry - Feasibility Study	Completed	We will proceed with the town planning and other relevant procedures soon.
Development of Anderson Road Quarry - Investigation	March 2014	CEDD plans to commence the detailed design and site investigation works in June 2014.
Study on the Development Options for the "Comprehensive Development Area" Site in Diamond Hill, Kowloon	Completed	The Housing Department is refining the adopted development scheme to take account of the comments received.
Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study	Late 2015	The draft initial land use options are being formulated.
Land Use Review for Kam Tin South and Pat Heung	Early 2014	The land use review is close to completion.

Study/Review	Target Completion Date of the Study/Review	Latest Development
Land Use Reviews on the Government Land Currently Vacant, under Short Term Tenancies or Different Short-term or Government Uses	Completed (Note 2)	Upon completion of the studies confirming individual sites' development feasibility, we will consult the relevant stakeholders and proceed with the town planning and other relevant procedures.
The Next Stage of Review on Green Belt Sites	Completed (Note 2)	Upon completion of the studies confirming individual sites' development feasibility, we will consult the relevant stakeholders and proceed with the town planning and other relevant procedures.
The New Round of Area Assessments of Industrial Land in the Territory	2014	Site inspections and questionnaire surveys of industrial buildings in various districts are in progress.

Note 1: The initial land use options in the Stage 2 Public Engagement involve reclamations.

Note 2: The Government will continue to review and make available sites which are considered suitable for conversion to residential or other uses in higher demand in the community.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0600)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 27):

It is stated in the Budget Speech that one of the reasons for the supply of private housing land falling short of the original annual average target of 20 000 units is that the progress of railway property development projects is slower than expected. Please provide details of the property development projects commenced by the MTR Corporation Limited (MTRCL) in the past three years (i.e. 2011-12 to 2013-14), including the number of residential units that could be produced, and the details of the property development projects which the MTRCL plans to commence this year.

Asked by: Hon. LIAO Cheung-kong, Martin

Reply:

The MTR Corporation Limited (MTRCL) takes forward the West Rail property development projects for private housing as an agent of the West Rail Property Development Limited, a company jointly incorporated by the Government and the Kowloon-Canton Railway Corporation. The projects tendered in the past three financial years (i.e. 2011-12 to 2013-14) are as follows:

Project	Estimated Flat No.	Remarks
Nam Cheong Station	3 313	Tendered in 2011-12
Tsuen Wan West Station TW5 (Cityside)	942	Tendered in 2011-12
Tsuen Wan West Station TW5 (Bayside)	2 384	Tendered in 2012-13
Long Ping Station (North)	832	Tendered in 2012-13
Tsuen Wan West Station TW6	894	Tendered in 2012-13
Long Ping Station (South)	720	Tendered in 2013-14
Total:	9 085	

As a listed company, the MTRCL takes forward its own property development projects. It tendered its own projects at Tai Wai Station (tendered once) and Tin Shui Wai Light Rail Terminus (tendered twice) in the past three financial years, but all were unsuccessful. As such, the MTRCL did not implement any of its own projects during that period.

The plan for the West Rail property development projects in 2014-15 is to tender the project at Yuen Long Station which could provide about 1 880 flats.

The MTRCL also plans (as forecast at end February 2014) to tender its own projects at Tseung Kwan O Area 86 (Package 5) and Tai Wai Station in 2014-15. These two projects are estimated to have a capacity to produce about 4 650 flats.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0512)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 25):

To assist property owners to maintain and repair their lifts, the Electrical and Mechanical Services Department (EMSD) promulgated the Guidelines for Modernising Existing Lifts in December 2011. Apart from technical support, financial support has also been provided to assist lift owners in need to carry out lift maintenance works. Will the Government advise on the number of lift maintenance works carried out through the "Integrated Building Maintenance Assistance Scheme", the "Building Safety Loan Scheme" and the "Building Maintenance Grant Scheme for Elderly Owners" last year? What is the amount of grants involved respectively?

Asked by: Hon. LO Wai-kwok

Reply:

Grants and loans under the Integrated Building Maintenance Assistance Scheme, the Building Safety Loan Scheme and the Building Maintenance Grant Scheme for Elderly Owners can be used to cover expenses related to maintenance and repair of lifts. However, as the Urban Renewal Authority, the Hong Kong Housing Society and the Buildings Department, which are responsible for administering the above-mentioned schemes, do not keep a separate record on the number of cases where grants and loans under the schemes have been used to meet expenses related to lift maintenance and repair, they are not able to provide the requested information.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1759)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 26):

According to Programme (2): Buildings, Lands and Planning, the Administration 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 in 2014-15. Will the Government advise on the following:

1. For the 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? 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 applied to the completed flats?

2. What are the expenditure and manpower involved in the coming year in implementing the West Rail property development projects not yet tendered? Will the property development projects at West Rail Kam Sheung Road Station and Pat Heung Maintenance Centre be tendered in the coming year? If yes, what are the details? If not, what are the reasons? When will these property development projects be tendered?

3. As the tendering of the property development projects at Tai Wai Station and Light Rail Tin Wing Station have failed twice, does the Administration have any plans to resume the sites for Home Ownership Scheme (HOS) development in the coming year? If yes, what are the details? What is the amount of land premium involved? If not, what are the reasons?

4. Regarding the resumption of the sites with above-station property development projects for HOS development, will the Administration introduce an independent arbitration mechanism to assess the land premium? If yes, what are the details and expenditure involved? If not, what are the reasons?

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

The information on the West Rail property development projects for private housing development mentioned in the question is tabulated below:

Project	Site area (hectare) (a bout)	Plot ratio (about)	Estimated flat number (about)	Small and medium-sized flats (Saleable Area ≤ 50m^2)		Remarks / Implementation timetable
				Number (about)	Percentage (about)	
Yuen Long Station	3.4	3.99	1 880	1 310	70%	Planned for tendering in 2014-15.
Kam Sheung Road Station and Pat Heung Maintenance Centre	33	To be determined	8 700	To be determined	To be determined	The Government and the MTR Corporation Limited (MTRCL) are conducting relevant technical assessments and studies. The implementation timetable is to be determined.

Relevant provision and manpower are absorbed by the existing resources of the Development Bureau and relevant departments. We have no intention of applying the Hong Kong Property for Hong Kong People measure to the above projects.

We understand that the MTRCL plans to re-tender its own property development project at Tai Wai Station in 2014-15 and is considering the way forward for its another property development project at Tin Shui Wai Light Rail Terminus.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0409)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 38):

At the press conference held on 27 February about the 2014-15 Land Sale Programme, Secretary for Development blamed the MTRCL's failure in tendering out property development sites over the past 3 years for holding back flat supply. Meanwhile, under "Matters Requiring Special Attention in 2014-15", the Branch says it will continue to work with MTRCL to implement the West Rail property development projects not yet tendered to increase the supply of small and medium-sized flats. In this connection, will the Administration inform this Committee:

(a) whether it has formulated any enhanced strategies to help the MTRCL boost the success rate of tendering outproperty development sites; if it has, of the details, including the provision and manpower allocated for 2014-15 in this respect; and

(b) whether it will consider using property development sites held by MTRCL for public housing development if the sites fail to be tendered out after certain attempts and whether the plot ratios of those sites could be increased to provide more units?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

(a) Railway property development projects have all along been an important source of private housing land supply. The Government is closely liaising with the MTR Corporation Limited (MTRCL) on the timely delivery of its own property development projects. Relevant provision and manpower are absorbed by the existing resources of the Development Bureau and relevant departments.

(b) We understand that the MTRCL is considering the way forward for its property development project at Tin Shui Wai Light Rail Terminus. The development right of the project rests with the MTRCL. The Government will consider any proposal involving the Government based on its merits.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0555)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 7):

The Administration implemented the pilot scheme for the "Hong Kong Property for Hong Kong People" measure in 2013-14. In this connection, will the Administration advise this Committee on the following:

1. Has the Administration assessed the effectiveness of the scheme? If yes, what are the details? If not, what are the reasons?

2. Will the Administration continue to implement the scheme in future?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The "Hong Kong Property for Hong Kong People" (HKPHKP) measure aims at giving priority to Hong Kong Permanent Residents (HKPRs) in making use of our scarce residential land resources. The Government applied the HKPHKP measure on a pilot basis to two residential sites in the Kai Tak Development Area, which were sold by tender in June 2013. Meanwhile, the various demand-side management measures taken by the Government targeting the property market have effectively curbed the demand for residential flats from non-local purchasers. There is no pressing need to apply the HKPHKP measure to other land sale sites or make it a long-term measure at this juncture. The Government will continue to closely monitor the property market.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0556)

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

Subhead (No. & title): (700) General non-recurrent (Item 865 Operation Building Bright) (Item 878 Building Maintenance Grant Scheme for Elderly Owners)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 8):

The Operation Building Bright (OBB) and the Building Maintenance Grant Scheme for Elderly Owners were implemented in 2013-14. In this connection, please advise this Committee on the following:

(1) The progress and outcome of these schemes in the past year, and the expenditure involved for all the specific works undertaken.

(2) Whether the Administration has plans to review and improve the OBB to prevent malpractices like bid-rigging?

Asked by: Hon. TIEN Pei-chun, James

Reply:

(1) Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in coordinating repair works, such as buildings without OCs. Owners of Category 2 target buildings do not need to apply 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 a total of two rounds of applications for Category 1 target buildings for which the application closed on 6 June 2009 and 24 December 2010 respectively. A total of 1 678 applications from OCs were received in the two rounds of applications, with 1 128 and 550 applications in the first and second round respectively. Up to 28 February 2014, 1 298 applications from Category 1 target buildings, involving 1 622 buildings, which fulfilled the eligibility criteria and requirements of OBB had been granted approval in principle (AIP), of which 386 buildings were undertaking repair works and the repair works of another 831 buildings had been generally completed. For the remaining 405 buildings with AIP granted, works will commence upon completion of the necessary procurement procedures in selection and appointment of authorised persons and contractors.

Up to 28 February 2014, a total of 1 539 buildings had been selected as Category 2 target buildings. Amongst these buildings, the owners or OCs of 200 buildings are willing to organise repair works themselves. The number of buildings with AIP granted was 196, amongst which 41 buildings were undertaking repair works, and works of another 104 buildings had been generally completed. For the other 51 buildings with AIP granted, works will also commence upon completion of the necessary procurement procedures. Amongst those 1 339 Category 2 target buildings where the owners or OCs are not capable of organising repair works by themselves and need BD to arrange the repair works, as at 28 February 2014, 338 buildings were undertaking repair works, and works of another 780 buildings had been generally completed. For the remaining 221 Category 2 target buildings, BD is arranging repair works or consulting the owners on whether they will carry out repair works for their buildings voluntarily.

In summary, up to 28 February 2014, a total of 3 161 target buildings were included for assistance under OBB. Among these buildings, 1 715 buildings had completed repair works; 765 buildings had repair works underway; works for another 456 buildings with AIP granted would commence upon completion of the procurement procedures; and for 221 Category 2 target buildings, BD is arranging repair works or consulting the owners on whether they will carry out repair works for their buildings voluntarily. The total amount of fund earmarked or released for the Category 1 and Category 2 target buildings was around $2,984 million.

The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) aims to provide financial assistance to help elderly owner-occupiers to repair and maintain their self-occupied buildings and to upkeep building safety. HKHS administers the scheme on behalf of the Government. For the period from 1 April 2013 to 28 February 2014, HKHS received a total of 3 039 applications, of which 2 812 were approved in principle. During the period, the total amount of grants released and committed to be released was around $54 million. As at 28 February 2014, the total amount of grants released and committed to be released was around $324 million. The amount of remaining uncommitted fund under this scheme is around $676 million.

(2) Since the launch of OBB, HKHS, URA and BD have been liaising closely with the Independent Commission Against Corruption (ICAC) in formulating application procedures and modus operandi to ensure that the stakeholders concerned adopt proper procedures and safeguard measures to prevent corruption and other malpractices under OBB.

HKHS and URA which are responsible for administering the OBB, have, in consultation with ICAC, formulated and issued the "Operation Building Bright Maintenance Guidelines" to OCs, consultants and contractors, which stipulate the requirements and procedures for appointment, selection and management of consultants and contractors, anti-bribery and anti-collusion practices, as well as the detailed roles and duties of the parties involved in the repair works under OBB, including the requirement for the authorised persons and their respective consultant companies to sign the "Confirmation Letter to Comply with Probity and Anti-Collusion Clauses" and the "Declaration Form to Comply with the "Ethical Commitments Requirements".

HKHS and URA review from time to time the operation of OBB and have introduced measures through promulgation of supplementary notes with a view to ensuring that the principles of openness, fairness and impartiality are upheld in the selection of building consultants and contractors.

To further prevent tender-rigging in the selection of works contractors, a "New Tendering Arrangement" (NTA) for appointment of works contractors under OBB projects was introduced in September 2013. Under the NTA, some procedures originally handled by authorised person, consultancy firm, building management company, or members of OCs, etc. during the tendering process, including the collection of expression of interest, distribution of tender documents to prospective tenderers, and the collection and opening of tender documents, will now be taken up by the independent accounting firm appointed by HKHS and URA. The NTA aims to provide an open and fair tendering platform by keeping the identity of the prospective tenderers confidential such that they will be free from any possible undue interference from the stakeholders, including OCs, consultant firms or other prospective tenderers.

Both HKHS and URA will continue to review and monitor the operation of OBB and take appropriate measures against malpractices as and when necessary.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0778)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 28):

It is stated in paragraph 72 of the Budget Speech that scattered throughout the New Territories, many "brownfield sites" are being used for port back-up, container vehicle parking and open storage purposes, etc. The Financial Secretary has asked the relevant policy bureaux and departments to explore feasible improvement measures, including accommodating some of these operations in suitable multi-storey buildings. Will the Administration advise this Committee on the following:

1. The number, distribution and total area of brownfield sites in Hong Kong; and

2. The expenditure incurred and the time required for conducting the above study by the various departments.

Asked by: Hon. TIEN Pei-chun, James

Reply:

1. Generally speaking, "brownfield sites" cover many different land uses, including port back-up land, workshops, recycling yards, open storage facilities, etc. Given that there is no clear and standard definition, the Government has not specifically compiled statistics on "brownfield sites" across the territory. Nevertheless, the Government has been closely monitoring the land utilisation of various types of "brownfield sites". In particular, for areas with a high concentration of "brownfield sites" that have potential for more optimal land uses, such as Hung Shui Kiu and Yuen Long South, we have been carrying out comprehensive planning and engineering studies to examine the situation and the development possibility of the land therein.

2. The relevant policy bureaux and departments are working closely together to explore feasible options to facilitate the more efficient use of "brownfield sites" while catering for the operational needs of the industries under their respective policies, including examining the feasibility of accommodating some existing operations in suitable multi-storey buildings. This task is currently being undertaken in-house using existing resources and is still at the preliminary stage. We are unable to provide information at this stage on the resources or time required for further work and the likely outcomes.

On the parking of container vehicles, the Transport and Housing Bureau has advised that the Government is making preparation to conduct a feasibility study on the provision of multi-storey car park for container and goods vehicles in Kwai Tsing. The study will cover, amongst other matters, demand assessment, examination of design options, and cost-effectiveness. It is expected to commence in Q2 2014 for completion in 10 months. The Government will take into account the results of the study in considering the feasibility of developing similar type of facilities in other areas of the territory.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0780)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 30):

It is stated in paragraph 112 of the Budget Speech that the Financial Secretary will allocate an additional funding of over $650 million in the coming five years to the bureaux and departments involved to create 229 posts of different grades to enhance land development efforts. Will the Government set out in table form a breakdown of the number of posts to be created, their main duties and the estimated expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

To enhance the support for the various initiatives to increase land supply in the short, medium and long term, the following 229 posts will be created in the Development Bureau and the relevant departments in 2014-15 : -

Bureau/ Departments	**No. of new posts to be created**	**Main duties and responsibilities**	**Estimated expenditure on salaries in 2014-15 ($ million)**
Development Bureau (Planning and Lands Branch)	9	To strengthen the tracking of land supply and production, better engage stakeholders to gain their support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels.	8.093

Bureau/ Departments	No. of new posts to be created	Main duties and responsibilities	Estimated expenditure on salaries in 2014-15 ($ million)
Development Bureau (Works Branch)	4	To (i) oversee and provide technical input on the studies for forming new land; (ii) provide technical input and oversee the provision of infrastructure support for timely delivery of new development sites or specific sites with increased development intensity; (iii) provide technical input and coordinate with works departments for tracking and monitoring land production and associated infrastructure works under the Land Supply Tracking Subcommittee; and (iv) provide secretariat support to the Lantau Development Advisory Committee.	4.404
Architectural Services Department	5	To provide technical advisory services for the potential sites for development, which include but are not limited to the proposed developments in New Territories (NT) North, Lantau, Kam Tin South, Tuen Mun East, New Development Areas (NDAs), sites identified in land use reviews, as well as the redevelopment of potential government sites and review of deserted agricultural land in North District and Yuen Long.	3.298
Buildings Department	5	To strengthen the manpower of the New Buildings Divisions to cope with the additional workload in the processing of plans and applications for the commencement of works and occupation permits.	1.887
Civil Engineering and Development Department (CEDD)	40	To strengthen CEDD's capacity in taking forward the various studies/projects, which include but are not limited to the proposed developments in NT North, Lantau, NDAs, Kam Tin South, potential reclamations and sites identified in land use reviews, Topside Development on the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge, and underground space development.	29.618
Drainage Services Department	6	To (i) take forward the investigation, design and construction for the relocation of Sha Tin Sewerage Treatment Works (STW) to caverns; (ii) carry out the feasibility study on relocation of the Sai Kung STW and Sham Tseng STW to caverns; and (iii) plan and develop the sewerage and drainage infrastructure works in relation to site/project delivery for the potential sites for land supply.	4.348

Bureau/ Departments	No. of new posts to be created	Main duties and responsibilities	Estimated expenditure on salaries in 2014-15 ($ million)
Environmental Protection Department	5	To (i) provide support for the planning of sewerage infrastructure arising from the increased and expedited supply of sites for development; (ii) offer professional environmental advice and provide comments for establishing the environmental acceptability of sites for development; and (iii) strengthen the asbestos management and control section to facilitate expeditious land supply for development.	2.338
Fire Services Department	5	To (i) speed up the processing of general building plans submissions on fire safety requirements; (ii) enhance the provision of advisory service; and (iii) expedite and improve the processing of the fire service installation drawings.	1.828
Highways Department	5	To timely and effectively vet and comment submissions arising from the proposed developments in NT North, Lantau, Kai Tak Development Area, sites identified in land use reviews, committed and proposed public housing sites, as well as the potential reclamations.	4.223
Lands Department	80	To (i) input and follow-up the results of the land use reviews and planning and engineering studies for various sites; (ii) commence land acquisition works for the Wang Chau public housing development; and (iii) expedite land resumption and clearance work in relation to the NDAs project.	36.113
Planning Department	40	To (i) undertake statutory and district planning work arising from the potential sites identified in land use reviews; and (ii) undertake planning work for the new strategic development areas in the NT North, Lantau and potential reclamations.	23.189
Transport Department	20	To provide the necessary support for handling the traffic engineering and public transport issues arising from the increased and expedited supply of sites for private housing and commercial developments, amongst other duties.	11.394
Water Supplies Department	5	To (i) plan for waterworks for meeting the water demand of the proposed land development projects in NT North and Lantau as well as from land use reviews; and (ii) kick-start the feasibility study on the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs into caverns.	3.709
Total:	**229 posts**		**134.442**

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1425)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 7):

It is stated in paragraph 112 of the Budget Speech that the Administration will create 229 posts of different grades to enhance land development efforts. Will the Administration please provide details of these 229 posts, including the departments involved, the number of staff to be increased in each of the departments involved, whether the posts are supernumerary or permanent in nature, as well as the nature of works to be involved?

Asked by: Hon. TO Kun-sun, James

Reply:

To enhance the support for the various initiatives to increase land supply in the short, medium and long term, the following 229 posts will be created in the Development Bureau and the relevant departments in 2014-15 : -

Bureau/ Departments	**No. of new posts to be created**	**Main duties and responsibilities**
Development Bureau (Planning and Lands Branch)	9 (permanent)	To strengthen the tracking of land supply and production, better engage stakeholders to gain their support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels.
Development Bureau (Works Branch)	4 (time-limited)	To (i) oversee and provide technical input on the studies for forming new land; (ii) provide technical input and oversee the provision of infrastructure support for timely delivery of new development sites or specific sites with increased development intensity; (iii) provide technical input and coordinate with works departments for tracking and monitoring land production and associated infrastructure works under the Land Supply Tracking Subcommittee; and (iv) provide secretariat support to the Lantau Development Advisory Committee.

Bureau/ Departments	No. of new posts to be created	Main duties and responsibilities
Architectural Services Department	5 (time-limited)	To provide technical advisory services for the potential sites for development, which include but are not limited to the proposed developments in New Territories (NT) North, Lantau, Kam Tin South, Tuen Mun East, New Development Areas (NDAs), sites identified in land use reviews, as well as the redevelopment of potential government sites and review of deserted agricultural land in North District and Yuen Long.
Buildings Department	5 (time-limited)	To strengthen the manpower of the New Buildings Divisions to cope with the additional workload in the processing of plans and applications for the commencement of works and occupation permits.
Civil Engineering and Development Department (CEDD)	40 (time-limited)	To strengthen CEDD's capacity in taking forward the various studies/projects, which include but are not limited to the proposed developments in NT North, Lantau, NDAs, Kam Tin South, potential reclamations and sites identified in land use reviews, Topside Development on the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge, and underground space development.
Drainage Services Department	6 (time-limited)	To (i) take forward the investigation, design and construction for the relocation of Sha Tin Sewerage Treatment Works (STW) to caverns; (ii) carry out the feasibility study on relocation of the Sai Kung STW and Sham Tseng STW to caverns; and (iii) plan and develop the sewerage and drainage infrastructure works in relation to site/project delivery for the potential sites for land supply.
Environmental Protection Department	5 (time-limited)	To (i) provide support for the planning of sewerage infrastructure arising from the increased and expedited supply of sites for development; (ii) offer professional environmental advice and provide comments for establishing the environmental acceptability of sites for development; and (iii) strengthen the asbestos management and control section to facilitate expeditious land supply for development.
Fire Services Department	5 (permanent)	To (i) speed up the processing of general building plans submissions on fire safety requirements; (ii) enhance the provision of advisory service; and (iii) expedite and improve the processing of the fire service installation drawings.
Highways Department	5 (time-limited)	To timely and effectively vet and comment submissions arising from the proposed developments in NT North, Lantau, Kai Tak Development Area, sites identified in land use reviews, committed and proposed public housing sites, as well as the potential reclamations.
Lands Department	80 (time-limited)	To (i) input and follow-up the results of the land use reviews and planning and engineering studies for various sites; (ii) commence land acquisition works for the Wang Chau public housing development; and (iii) expedite land resumption and clearance work in relation to the NDAs project.

Bureau/ Departments	No. of new posts to be created	Main duties and responsibilities
Planning Department	40 (time-limited)	To (i) undertake statutory and district planning work arising from the potential sites identified in land use reviews; and (ii) undertake planning work for the new strategic development areas in the NT North, Lantau and potential reclamations.
Transport Department	20 (time-limited)	To provide the necessary support for handling the traffic engineering and public transport issues arising from the increased and expedited supply of sites for private housing and commercial developments, amongst other duties.
Water Supplies Department	5 (time-limited)	To (i) plan for waterworks for meeting the water demand of the proposed land development projects in NT North and Lantau as well as from land use reviews; and (ii) kick-start the feasibility study on the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs into caverns.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1426)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 9):

Please provide information on the locations of the existing property development projects of the MTRCL and the number of flats provided; the number of MTRCL projects expected to be taken forward, the locations of these projects and the number of flats to be produced. Of the MTRCL property development projects to be taken forward, please advise on those commissioned by the Government, the number of residential flats involved, whether they will be bought back for public housing development, the progress of the related studies, and the expenditure involved.

Asked by: Hon. TO Kun-sun, James

Reply:

The information on the railway property development projects being planned for private housing, including the MTR Corporation Limited (MTRCL)'s own property development projects and the West Rail property development projects for which the MTRCL is the implementation agent of the West Rail Property Development Limited, is tabulated below:

Project	Estimated Flat Number	Implementation Progress
MTRCL's property development projects		
Tseung Kwan O Area 86 Package 4	1 600	Planned for tendering in 2013-14
Tai Wai Station	2 900	Planned for re-tendering in 2014-15
Tin Shui Wai Light Rail Terminus	1 500	The MTRCL is considering the way forward
Tseung Kwan O Area 86 Remaining Packages	11 900	To be determined
Wong Chuk Hang Station	4 700	To be determined
Homantin Station	1 400	To be determined

Project	Estimated Flat Number	Implementation Progress
West Rail property development projects		
Yuen Long Station	1 880	Planned for tendering in 2014-15
Kam Sheung Road Station and Pat Heung Maintenance Centre	8 700	To be determined

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1429)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 12):

At present, some waterfront promenades are intermittent. For example, the marine refuse collection point at Hoi Fai Road in the West Kowloon Reclamation Area has broken the connectivity of the nearby waterfront promenade. Please advise whether resources or implementation timetable are available to facilitate the connectivity of the promenades for enjoyment of the public.

Asked by: Hon. TO Kun-sun, James

Reply:

Victoria Harbour is a precious public asset of Hong Kong and an icon of the city. The Government will continue to strive to enhance the harbourfront and improve its accessibility and connectivity.

Subject to the actual circumstances of the harbourfront sites and through effective allocation of resources, the Government aims to provide a continuous promenade along both sides of the harbour for public enjoyment, and has actively taken forward various harbourfront enhancement works in recent years. In this connection, a number of new promenades have been completed and opened to the public over the past few years, such as Central and Western District Promenade (Central Section), Quarry Bay Promenade, Hung Hom Promenade, Kwun Tong Promenade Stage 1, etc. The construction of Tai Kok Tsui Advance Promenade, Kwun Tong Promenade Stage 2, Kai Tak Runway Park Phase 1 are also in progress and are expected to be completed in 2014-15.

Some harbourfront areas are under the control of or designated for development by public or private proponents; vested in/granted to and fall under individual control of various utilities companies and government departments; or used as temporary works area for infrastructure projects. Some facilities such as public cargo working areas and marine refuse collection point would also need waterfront areas for their operations.

We will continue to explore the possibility of relocating government facilities away from harbourfront taking into account land use, cost and other relevant factors; where relocation is not possible or where a harbourfront location is required for operational purposes, the possibility of setting back the facility to provide a harbourfront passageway for public use and keeping the footprint and duration required of the site to the minimum; and introducing a façade or landscape treatment to mitigate its environmental impact on the harbourfront as far as possible. Likewise, we will also continue to explore the same with private harbourfront landowners, private project proponents and public utility companies as harbourfront enhancement opportunity arises. As these efforts require a continuous process, we are unable to estimate the overall timetable and resources required for developing a continuous waterfront promenade.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1432)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 17):

In the past ten years, how many housing units could be produced in the railway development projects planned by the Government under the Land Sale Programme? Please provide information on the progress of each of these projects; the number of projects already developed and the number of housing units produced; the number of projects partly developed and the number of housing units produced and expected to be produced; the number of projects ready for development but not yet developed, the estimated number of units to be produced and the possible timing for development, as well as the reasons why they have not yet been developed.

Asked by: Hon. TO Kun-sun, James

Reply:

The information on the railway property development projects for private housing, including the MTR Corporation Limited (MTRCL)'s own property development projects and the West Rail property development projects for which the MTRCL is the implementation agent of the West Rail Property Development Limited, taken forward in the past ten years (i.e. 2004-05 to 2013-14) and being planned is tabulated below:

Projects taken forward in the past ten years (i.e. 2004-05 to 2013-14)

Project	**Estimated Flat Number**	**Implementation Progress**
MTRCL's property development projects		
Tseung Kwan O Area 86 Package 1	2 096	Completed in 2008
Wu Kai Sha Station	2 169	Completed in 2009
Tseung Kwan O Area 86 Package 2	4 272	Completed in 2010-12 (by phases)
Tai Wai Maintenance Centre	4 264	Completed in 2011
Tseung Kwan O Area 56	1 028	Completed in 2011-12 (by phases)
Che Kung Station	981	Completed in 2012

Project	Estimated Flat Number	Implementation Progress
Tseung Kwan O Area 86 Package 3	1 648	Tendered in 2006-07
KSL Austin Station Sites C & D	1 260	Tendered in 2009-10
West Rail property development projects		
Tuen Mun Station	1 991	Tendered in 2006-07
Tsuen Wan West Station TW7	1 717	Tendered in 2008-09
Nam Cheong Station	3 313	Tendered in 2011-12
Tsuen Wan West Station TW5 (Cityside)	942	Tendered in 2011-12
Tsuen Wan West Station TW5 (Bayside)	2 384	Tendered in 2012-13
Long Ping Station (North)	832	Tendered in 2012-13
Tsuen Wan West Station TW6	894	Tendered in 2012-13
Long Ping Station (South)	720	Tendered in 2013-14

Projects being planned

Project	Estimated Flat Number	Implementation Progress
MTRCL's property development projects		
Tseung Kwan O Area 86 Package 4	1 600	Planned for tendering in 2013-14
Tai Wai Station	2 900	Planned for re-tendering in 2014-15
Tin Shui Wai Light Rail Terminus	1 500	The MTRCL is considering the way forward
Tseung Kwan O Area 86 Remaining Packages	11 900	To be determined
Wong Chuk Hang Station	4 700	To be determined
Homantin Station	1 400	To be determined
West Rail property development projects		
Yuen Long Station	1 880	Planned for tendering in 2014-15
Kam Sheung Road Station and Pat Heung Maintenance Centre	8 700	To be determined

The implementation timetable of the railway property development projects being planned is subject to various factors including but are not limited to the completion of technical feasibility studies, statutory planning procedures, local consultation, market conditions, etc.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1441)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 27):

The Chief Executive Mr C Y Leung mentioned in the Policy Address the introduction of a "Pilot Scheme for Arbitration on Land Premium". Please advise on the details of the scheme and whether consultation has been conducted. If yes, please advise on the expenditure involved and the views collected. If no, please provide the reasons.

Asked by: Hon. TO Kun-sun, James

Reply:

The Government will introduce a Pilot Scheme for Arbitration on Land Premium for lease modification/land exchange applications as an administrative initiative for facilitating the determination of premium so as to speed up land supply. The Development Bureau is working with the Lands Department, the Department of Justice and other relevant departments on the implementation details of this Pilot Scheme. Our target is to announce the arrangements around mid-2014. In formulating the implementation arrangements, particular consideration will be given to such aspects as consultation and resource requirements.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1853)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 16):

Please set out in table form the number of sites sold through the Land Sale Programme, the amount of revenue involved and the number of residential units estimated to be produced in each of the past ten years. Please also set out in table form the number of sites which can be put up for sale in each of the next five years, and the number of housing units which can be produced through the sale of land.

Asked by: Hon. TO Kun-sun, James

Reply:

The number of government sites sold that can be used for housing development, the revenue involved and the number of flats that can be produced as estimated at the time of sale over the period from 2004 to 2013 are set out in the table below. The actual number of flats produced will depend on the final plans of the developers, or, for sites sold with flat number/size requirements, such requirements.

Year	**Number of government sites sold that can be used for housing development**	**Premium ($ million) (rounded)**	**Estimated flat number (rounded)**
2004	5	18,085	5 400
2005	3	10,150	2 200
2006	5	7,064	1 800
2007	12	32,299	5 900
2008	1	17	1
2009	3	10,461	1 500
2010	11	42,574	5 800
2011	21	43,050	6 700
2012	22	41,231	6 500
2013	27	48,115	8 800

It is the Government's practice to announce towards the end of a financial year the annual Land Sale Programme for the following year. For the 2014-15 Land Sale Programme announced on 27 February 2014, there are 34 residential sites with an estimated capacity to produce 15 500 flats. The actual number of flats produced from the Land Sale Programme will depend on the sites sold; and the final plans of the developers of the sites sold, or, for sites sold with flat number/size requirements, such requirements.

We will continue with our practice and announce the 2015-16 and 2016-17 Land Sale Programmes towards the end of the 2014-15 and 2015-16 financial years respectively.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1854)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 26):

How many sites under the "Hong Kong Property for Hong Kong People" (HKPHKP) measure were put up for sale in 2013-14? Please advise on the locations, site area and the estimated number of flats to be produced. Will the HKPHKP measure be continued with in 2014-15? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. TO Kun-sun, James

Reply:

The "Hong Kong Property for Hong Kong People" (HKPHKP) measure aims at giving priority to Hong Kong Permanent Residents (HKPRs) in making use of our scarce residential land resources. The Government applied the HKPHKP measure on a pilot basis to two residential sites in the Kai Tak Development Area, which were sold by tender in June 2013. The details of these two sites are set out below –

Lot Number	**Location**	**Site Area (square metres) (about)**	**Maximum Gross Floor Area (square metres) (about)**	**Minimum Flat Number under Lease**
New Kowloon Inland Lot No. 6516	Site 1H1, Kai Tak, Kowloon	7 771	38 855	545
New Kowloon Inland Lot No. 6517	Site 1H2, Kai Tak, Kowloon	8 585	42 925	600

Meanwhile, the various demand-side management measures taken by the Government targeting the property market have effectively curbed the demand for residential flats from non-local purchasers. There is no pressing need to apply the HKPHKP measure to other land sale sites or make it a long-term measure at this juncture. The Government will continue to closely monitor the property market.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0726)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 1):

The Planning and Lands Branch will continue to provide policy steer on and oversee the various planning and engineering studies and land use reviews. As compared with the revised estimate for 2013-14, what are the changes in the estimated expenditure of such work in 2014-15? What are the reasons for these changes? As far as manpower is concerned, please provide information on the number of staff responsible for such work and the posts involved in 2013-14? Please advise whether manpower will be increased in 2014-15? If yes, what is the number of staff to be increased and the posts involved?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The policy portfolio of the Planning and Lands Branch (PLB) of Development Bureau (DEVB) covers a wide spectrum of activities, as detailed in the Controlling Officer's Report. One of our major tasks is to provide policy steer on and oversee the various planning and engineering studies and land use reviews. As resources are pooled together to meet our different work requirements, it is not possible to give a breakdown on the expenditure and manpower involved in the various studies and reviews.

To support the work of PLB of DEVB in increasing land supply, we will create the following nine posts in PLB of DEVB in 2014-15 to strengthen the tracking of land supply and production, better engage stakeholders to gain support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels.

Rank	**No.**
Administrative Officer Staff Grade B	1
Senior Estate Surveyor	1
Senior Land Surveyor	1
Senior Town Planner	1
Administrative Officer	1
Senior Survey Officer (Land)	1
Senior Survey Officer (Planning)	1
Senior Technical Officer (Cartographic)	1
Personal Secretary I	1

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0727)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 2):

In 2014-15, will the Development Bureau allocate more resources and manpower to support the Urban Renewal Authority (URA) in taking forward the redevelopment of industrial buildings in the form of a pilot scheme? If yes, what are the increased provision and number of staff involved? Will the Bureau recruit additional staff or deploy internal staff to cope with the increased manpower demand? What are the details? For implementation of what specific work or initiatives related to redevelopment of industrial buildings will the additional provision and manpower be deployed?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The Urban Renewal Authority (URA) introduced a Pilot Scheme for the Redevelopment of Industrial Buildings in July 2012 in response to the Government's invitation in the 2012-13 Budget for it to launch a pilot scheme to help accelerate the renewal of old industrial areas to release more sites for residential or commercial development.

As with its urban renewal programme, URA is responsible for the planning and implementation of any industrial building redevelopment project under this pilot scheme. The Development Bureau will render support to URA in the ordinary course of processing URA's annual business plan and 5-year corporate plan to incorporate the pilot projects so identified and also during the subsequent stages of project authorization, implementation and resumption. The Development Bureau will absorb any additional workload that will arise from within its existing resources.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0728)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 3):

The Development Bureau will work with the Buildings Department to formulate a set of seismic-resistant building design standards. In this connection, please provide information on the following:

1. The cost and manpower involved, and the implementation timetable of the related work.

2. Whether the Government has in place an existing set of related design standards and criteria. If yes, how were the standards drawn up and what are the specific details? Are regular reviews conducted in this respect and what are the results?

3. Whether the Government has any plans to formulate a set of new seismic-resistant building design standards to replace the existing one. If yes, what are the reasons?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

Under the Buildings Ordinance (BO), buildings in Hong Kong are currently not required to meet any seismic-resistant design standards. Having briefed the Subcommittee on Building Safety and related Issues of the Legislative Council Panel on Development in June 2012, the Buildings Department (BD) conducted a consultation exercise from October 2012 to February 2013 to gauge the views of the general public and stakeholders of the building industry on the introduction of statutory seismic-resistant building design standards in Hong Kong. The stakeholders and the general public were in general supportive of the proposal.

Having regard to the views received during the consultation, BD will embark on an exercise to formulate mandatory seismic-resistant design standards for new buildings in Hong Kong. It will engage a consultant to formulate a Code of Practice on seismic-resistant building design for reference of professionals and practitioners of the building industry. The consultancy is tentatively scheduled for commencement in early 2015 and would last for three years. In parallel, we will prepare for the relevant legislative amendments to BO and

its allied regulations as appropriate in taking the initiative forward. As BD is still making preparation for the tendering process, we are unable to provide estimation on the consultancy fee at this stage. The work associated with the formulation of seismic-resistant building design standards will be absorbed by the existing manpower in the Development Bureau and BD.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0729)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 4):

In 2014-15, what specific work, initiatives or plans will the Development Bureau carry out with respect to steering cross-boundary planning and development issues, and taking forward the development of the Lok Ma Chau Loop? Please provide information on the cost and manpower involved and the implementation timetable of the various work. Compared with 2013-14, will there be any change in the funding and staffing requirement in the coming year? Has the Administration reviewed the work performance, the adequacy of resources and manpower, and whether work targets were met in 2013-14 with respect to these two areas of work? If yes, what are the results?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

We will continue to steer cross-boundary planning and development issues with respect to the Study on the Action Plan for the Bay Area of the Pearl River Estuary (the Bay Area Study) and the development of the Lok Ma Chau Loop within the purview of Development Bureau (Planning and Lands Branch) (DEVB(PLB)) in 2014-15.

The 3-month Stage 2 Public Engagement for the Bay Area Study has commenced in January 2014 and a public forum will be held in April 2014 for further discussion on the recommendations of the study. The tasks related to the Bay Area Study are covered by the existing resources in DEVB(PLB) and the Planning Department (PlanD).

Following the completion of the Planning and Engineering Study on Development of Lok Ma Chau Loop in 2013-14, PlanD is preparing the draft statutory outline zoning plan for the Lok Ma Chau Loop. It is anticipated that the statutory plan making procedure will complete in 2015-16. The tasks related to plan making are covered by the existing establishment of staff in PlanD as part of their overall duties.

The staffing requirement for the above tasks is monitored and reviewed as necessary. We will continue to collaborate with the Shenzhen authorities through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development over cross-boundary planning and development issues including taking forward the development of the Lok Ma Chau Loop within the purview of DEVB(PLB).

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2715)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 47):

The Financial Secretary mentioned in the Budget Speech that he will allocate an additional funding of over $650 million in the coming five years to the bureaux and departments involved to create 229 posts of different grades to enhance land development efforts. In this connection, please provide information on the following:

1. The number of posts to be created in each of the coming five years broken down by departments, and the professional grades, posts, pay bands and terms of appointment involved, as well as their main schedules of responsibilities;

2. How the funding of over $650 million will be allocated in the coming five years, the departments to be allocated with the funding, and the allocation timetable.

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

To enhance the support for the various initiatives to increase land supply in the short, medium and long term, 229 posts will be created in the Development Bureau and the relevant departments commencing from 2014-15. Successful candidates for the posts will be appointed on civil service terms. Details on the posts to be created and the funding allocation are as follows: -

Bureau/ Departments	New posts to be created	Pay band @	Amount of allocation ($million)					Main duties and responsibilities
			2014-15	2015-16	2016-17	2017-18	2018-19	
Development Bureau (Planning and Lands Branch)	1 Administrative Officer Staff Grade B 1 Senior Town Planner* 1 Senior Land Surveyor* 1 Senior Estate Surveyor* 1 Administrative Officer 1 Senior Survey Officer (Planning) 1 Senior Survey Officer (Land) 1 Senior Technical Officer (Cartographic) 1 Personal Secretary I	D C C C C B B B B	8.498	8.498	8.498	8.498	8.498	To strengthen the tracking of land supply and production, better engage stakeholders to gain their support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels.
Development Bureau (Works Branch)	1 Government Engineer* 1 Senior Engineer* 1 Senior Geotechnical Engineer* 1 Personal Secretary I	D C C B	4.484	4.484	4.484	4.484	4.484	To (i) oversee and provide technical input on the studies for forming new land; (ii) provide technical input and oversee the provision of infrastructure support for timely delivery of new development sites or specific sites with increased development intensity; (iii) provide technical input and

Bureau/ Departments	New posts to be created	Pay band @	Amount of allocation ($million)					Main duties and responsibilities
			2014-15	2015-16	2016-17	2017-18	2018-19	
								coordinate with works departments for tracking and monitoring land production and associated infrastructure works under the Land Supply Tracking Subcommittee; and (iv) provide secretariat support to the Lantau Development Advisory Committee.
Architectural Services Department	1 Senior Architect* 1 Architect/Assistant Architect* 1 Building Services Engineer/Assistant Building Services Engineer* 1 Structural Engineer/ Assistant Structural Engineer* 1 Technical Officer/ Technical Officer Trainee (Architectural)	C C C C B	3.398	3.398	3.398	3.398	3.398	To provide technical advisory services for the potential sites for development, which include but are not limited to the proposed developments in New Territories (NT) North, Lantau, Kam Tin South, Tuen Mun East, New Development Areas (NDAs), sites identified in land use reviews, as well as the redevelopment of potential government sites and review of deserted agricultural land in North District and Yuen Long.

Bureau/ Departments	New posts to be created	Pay band @	Amount of allocation ($million)					Main duties and responsibilities
			2014-15	2015-16	2016-17	2017-18	2018-19	
Buildings Department	1 Building Surveyor* 1 Structural Engineer* 1 Survey Officer (Building) 1 Technical Officer (Structural) 1 Clerical Assistant	C C B B B	2.006	2.006	2.006	2.006	2.006	To strengthen the manpower of the New Buildings Divisions to cope with the additional workload in the processing of plans and applications for the commencement of works and occupation permits.
Civil Engineering and Development Department (CEDD)	2 Chief Engineers* 9 Senior Engineers* 1 Senior Geotechnical Engineer* 18 Engineers/ Assistant Engineers* 2 Geotechnical Engineers/ Assistant Geotechnical Engineers* 1 Architect/Assistant Architect* 1 Senior Technical Officer (Civil) 2 Technical Officers/ Technical Officer Trainees (Civil) 2 Assistant Clerical Officers 2 Clerical Assistants	D C C C C C B B B B	30.418	30.418	30.418	30.418	30.418	To strengthen CEDD's capacity in taking forward the various studies/projects, which include but are not limited to the proposed developments in NT North, Lantau, NDAs, Kam Tin South, potential reclamations and sites identified in land use reviews, Topside Development on the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge, and underground space development.

Bureau/ Departments	New posts to be created	Pay band @	Amount of allocation ($million)					Main duties and responsibilities
			2014-15	2015-16	2016-17	2017-18	2018-19	
Drainage Services Department	1 Senior Engineer* 5 Engineers/Assistant Engineers*	C C	4.468	4.468	4.468	3.809	3.809	To (i) take forward the investigation, design and construction for the relocation of Sha Tin Sewerage Treatment Works (STW) to caverns; (ii) carry out the feasibility study on relocation of the Sai Kung STW and Sham Tseng STW to caverns; and (iii) plan and develop the sewerage and drainage infrastructure works in relation to site/project delivery for the potential sites for land supply.
Environmental Protection Department	2 Environmental Protection Officers/ Assistant Environmental Protection Officers* 1 Chief Environmental Protection Inspector 2 Environmental Protection Inspectors	C B B	3.868	3.868	3.868	3.868	3.868	To (i) provide support for the planning of sewerage infrastructure arising from the increased and expedited supply of sites for development; (ii) offer professional environmental advice and provide comments for establishing the environmental acceptability of sites for development; and (iii) strengthen the asbestos management and control section to facilitate expeditious land supply for development.

Bureau/ Departments	New posts to be created	Pay band @	Amount of allocation ($million)					Main duties and responsibilities
			2014-15	2015-16	2016-17	2017-18	2018-19	
Fire Services Department	1 Assistant Divisional Officer 4 Senior Station Officers/ Station Officers (starting from October 2014)	C B	1.884	3.768	3.768	3.768	3.768	To (i) speed up the processing of general building plans submissions on fire safety requirements; (ii) enhance the provision of advisory service; and (iii) expedite and improve the processing of the fire service installation drawings.
Highways Department	2 Senior Engineers* 3 Engineers/Assistant Engineers*	C C	4.323	4.323	4.323	4.323	4.323	To timely and effectively vet and comment submissions arising from the proposed developments in NT North, Lantau, Kai Tak Development Area, sites identified in land use reviews, committed and proposed public housing sites, as well as the potential reclamations.
Lands Department	2 Senior Estate Surveyors* 6 Estate Surveyors* 2 Land Surveyors/ Assistant Land Surveyors * 1 Chief Land Executive 4 Senior Land Executives 16 Land Executives 12 Land Inspectors I 15 Land Inspectors II 2 Senior Survey Officers (Estate) 1 Survey Officer (Estate)	C C C C C B B B B B	37.919	37.919	37.919	34.565	-	To (i) input and follow-up the results of the land use reviews and planning and engineering studies for various sites; (ii) commence land acquisition works for the Wang Chau public housing development; and (iii) expedite land resumption and clearance work in

Bureau/ Departments	New posts to be created	Pay band @	Amount of allocation ($million)					Main duties and responsibilities
			2014-15	2015-16	2016-17	2017-18	2018-19	
	1 Executive Officer I 2 Senior Survey Officers (Land) 4 Senior Technical Officers (Cartographic) 4 Survey Officers (Land) 1 Survey Officer (Photogrammetric) 5 Technical Officers (Cartographic) 1 Land Conveyancing Officer I 1 Land Conveyancing Officer II	B B B B B B B B						relation to the NDAs project.
Planning Department	7 Senior Town Planners* 14 Town Planners/ Assistant Town Planners* 1 Executive Officer I 1 Official Languages Officer I 2 Senior Survey Officers (Planning) 2 Senior Technical Officers (Cartographic) 5 Survey Officers (Planning) 7 Technical Officers (Cartographic) 1 Assistant Clerical Officer	C C B B B B B B B	24.348	24.348	24.348	24.348	24.348	To (i) undertake statutory and district planning work arising from the potential sites identified in land use reviews; and (ii) undertake planning work for the new strategic development areas in the NT North, Lantau and potential reclamations.
Transport Department	1 Senior Engineer* 4 Engineers/Assistant Engineers* 1 Chief Transport Officer 2 Senior Transport Officers 4 Transport Officers I 2 Senior Technical Officers (Traffic) 6 Technical Officers/ Technical Officer Trainees (Traffic)	C C C C B B B	11.794	11.794	11.794	11.794	11.794	To provide the necessary support for handling the traffic engineering and public transport issues arising from the increased and expedited supply of sites for private housing and commercial developments, amongst other duties.

Bureau/ Departments	New posts to be created	Pay band @	Amount of allocation ($million)					Main duties and responsibilities
			2014-15	2015-16	2016-17	2017-18	2018-19	
Water Supplies Department	1 Senior Engineer* 4 Engineers/Assistant Engineers*	C C	3.809	3.809	3.809	3.150	3.150	To (i) plan for waterworks for meeting the water demand of the proposed land development projects in NT North and Lantau as well as from land use reviews; and (ii) kick-start the feasibility study on the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs into caverns.
Total:	**229 posts**		**141.217**	**143.101**	**143.101**	**138.429**	**103.864**	

*posts of professional grades

@A = lower salary band below Master Pay Scale 10 ($18,535) or equivalent
B = middle salary band from Master Pay Scale 10 ($18,535) to 33 ($56,810) or equivalent
C = upper salary band above Master Pay Scale 33 ($56,810) to General Disciplined Services (Officer) Pay Scale 39 ($112,155) or equivalent
D = Directorate Pay Scale ($115,050 to $224,800)

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1490)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 4):

When criticising the MTR Corporation Limited (MTRCL) for failing to sell any site in its tendering exercises in the past three years, the Secretary for Development (SDEV) indicated that "when the right to implement property development projects above stations was granted to the MTRCL by the Government, the aim was to provide subsidies to railway investment, rather than 'giving favour to the MTRCL' by allowing it to make bigger profits." In this connection, will SDEV advise this Committee on the following:

Is the "original intention" mentioned by the SDEV above incorporated into the clauses of the agreement between the Government and the MTRCL? If yes, what are the details of the clauses? If no, based on what grounds did SDEV make such a criticism? Is the criticism only an unsubstantiated accusation based solely on the SDEV's wishful thinking?

Have studies been conducted to identify the reasons why the MTRCL has experienced unsuccessful tendering in the past three consecutive years? If yes, what are the findings of the studies?

What policies and initiatives will the Development Bureau introduce in the next financial year to drive the MTRCL, while catering for shareholders' interests, to enhance its success rate of putting up land for tender or selling sites, so as to align with the "territory-wide land searching exercise" of the Government? What are the estimated resources involved in introducing such policies and initiatives?

Asked by: Hon. TSE Wai-chun, Paul

Reply:

Funding assistance is provided to the MTR Corporation Limited (MTRCL) to construct and operate railway projects that are not financially viable. Granting of property development rights by the Government (i.e "Rail + Property" model) is one of the means. Under the "Rail + Property" model, the MTRCL is responsible for the development cost of the property development as well as the costs of construction and operation of the railway project concerned and the MTRCL has to bear the long term risks in financing the project and operating the railway. More information about the adoption of the "Rail + Property" model for the Tseung Kwan O Extension, South Island Line (East) and Kwun Tong Line Extension can be found in the Provisional Legislative Council (LegCo) Brief dated 24 March 1998 and the two LegCo Briefs issued on 18 May 2011 for the Special Meeting of the Subcommittee on Matters Relating to Railways under the Panel on Transport on 17 June 2011.

The MTRCL takes forward its own property development projects, including those it acquired under the property package in the rail merger in 2007 (please refer to LegCo Paper No. CB(1)1291/05-06(01) for further details). The MTRCL tendered its own projects at Tai Wai Station (tendered once) and Tin Shui Wai Light Rail Terminus (tendered twice), the property development rights over both of which were acquired by it from the Kowloon-Canton Railway Corporation under the property package in the rail merger in 2007, in the past three financial years, but they were unsuccessful. Other than that, the MTRCL did not implement any other projects during that period. The failure of the tenders concerned could be a result of various market factors. The Government is not in a position to comment on the reasons for the unsuccessful tendering of the two projects.

As property development projects of the MTRCL is one of the major sources of housing land supply, the Government will continue to closely monitor the property development projects of MTRCL. The manpower resources involved come from the existing resources of the Development Bureau and the relevant departments.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1491)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 2):

The Secretary for Development Paul CHAN Mo-po blamed the Mass Transit Railway Corporation Limited (MTRCL) for failing to tender out sites in the past three years, implying that it is profit-oriented and against the Government's policy of searching for land in the whole territory. A commentator suggested that the Government should consider using part of the "Future Fund" to buy back the 23% shares of the MTRCL held by the public so as to have a full control of all the sites of the MTRCL, with a view to supporting the policy of the Government to identify land in the whole territory.

Will the Financial Secretary consider the suggestion of buying back the shares of the MTRCL? If so, what are the details and reasons?

Has the Financial Secretary discussed the suggestion with the Secretary for Development? If so, what are the results? If not, what are the reasons?

Is there any fiscal policy in place in the new financial year to help the MTRCL strike a balance between making profits for its shareholders and fulfilling its social responsibility by speeding up the successful tendering out of sites in support of the Government's policy? If so, what are the details? How much expenditure will be required under such policy? If not, what are the reasons?

Asked by: Hon. TSE Wai-chun, Paul

Reply:

The Government currently has no plan to buy back the shares of the MTR Corporation Limited (MTRCL) held by the public. The Government is closely liaising with the MTRCL on the timely delivery of its property development projects.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2422)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 3):

After the announcement of the 2014-15 Budget, the Secretary for Development Paul CHAN Mo-po blamed the Mass Transit Railway Corporation Limited (MTRCL) for failing to tender out sites in the past three years, implying that it is profit-oriented and against the Government's policy of searching for land in the whole territory. A commentator suggested that the Government should consider using part of the "Future Fund" to buy back the 23% shares of the MTRCL held by the public so as to have a full control of all the sites of the MTRCL, with a view to supporting the policy of the Government to identify land in the whole territory. In this connection, has the Secretary for Development studied the suggestion of the abovementioned commentator and taken the initiative to discuss with the Financial Secretary in this respect? If yes, please provide details of the study, the discussion and the outcome.

Will there be a need to allocate manpower and resources in the 2014-15 financial year to implement the plan of buying back the shares of the MTRCL? If so, what are the details?

Asked by: Hon. TSE Wai-chun, Paul

Reply:

The Government currently has no plan to buy back the shares of the MTR Corporation Limited (MTRCL) held by the public. The Government is closely liaising with the MTRCL on the timely delivery of its property development projects.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0150)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 81):

What is the estimate for the pay and allowances for the Under Secretary for Development in 2014-15?

Asked by: Hon. WONG Yuk-man

Reply:

For budgetary purpose, the provision for the salary in respect of the position of the Under Secretary for Development in 2014-15 is $2.54 million. Except for the general fringe benefits such as paid annual leave, medical and dental care, etc., the post-holder is not entitled to other benefits.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2927)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 101):

Please advise on the site area that can be allocated for the use of private and public housing, public columbaria and residential care places for the elderly by the Development Bureau in 2014-15?

Asked by: Hon. WONG Yuk-man

Reply:

The Government has accepted the recommended target of the Long Term Housing Strategy Steering Committee to provide 470 000 residential flats in the coming ten years, with the ratio of 60:40 for public (including public rental housing (PRH) and Home Ownership Scheme (HOS) flats) and private flats.

Insofar as the land supply for the development of private flats is concerned, the sources of supply include the Government's Land Sale Programme (LSP), West Rail property development projects, property development projects of the MTR Corporation Limited (MTRCL), redevelopment projects of the Urban Renewal Authority (URA), private development projects subject to lease modification/land exchange, and private redevelopment projects not subject to lease modification/land exchange. In 2014-15, the LSP has 34 residential sites with a total area of about 39 hectares and an estimated total capacity to produce about 15 500 flats; the West Rail property development project at Yuen Long Station planned to be tendered has a site area of about 3.5 hectares and an estimated capacity to produce about 1 880 flats; the MTRCL's property development projects at Tai Wai Station and Tseung Kwan O Area 86 Package 5 planned to be tendered have a total site area of about 7.6 hectares and an estimated total capacity to produce about 4 650 flats; the four projects of URA at San Shan Road/Pau Chung Street, Kwun Tong Town Centre Development Areas 2 and 3, Hai Tan Street/Kweilin Street & Pei Ho Street, and 229A-G Hai Tan Street to be tendered, and the project of URA at Ma Tau Wai Road/Chun Tin Street to be self-developed, have a total site area of about 3.4 hectares and an estimated total capacity to produce about 3 200 flats; the private development projects subject to lease

modification/land exchange, based on a 10-year average, are estimated to have a capacity to produce about 3 300 flats; and the private redevelopment projects not subject to lease modification/land exchange, based on a 10-year average, are estimated to have a capacity to produce about 1 400 flats. Added up together, the different sources of land supply are estimated to have a capacity to produce about 30 000 flats in 2014-15. Under the new housing supply target, the Government aims to provide, on average, land from different sources that is capable of producing about 18 800 private flats per annum.

As regards public housing, the Government has already identified sufficient land for the production of 179 000 PRH flats over the coming ten-year period (from 2013-14 to 2022-23) and about 17 000 HOS flats in the four years starting from 2016-17 as previously pledged. Under the new housing supply target, the Government aims to provide an average of about 20 000 PRH flats and about 8 000 HOS flats per annum.

From 2014-15 to 2016-17, the Social Welfare Department (SWD) has planned to commission residential care service for the elderly at seven new contract Residential Care Homes for the Elderly (RCHEs), offering a total of some 520 places. As at end February 2014, SWD had also earmarked sites in nine development projects for the construction of new RCHEs to provide an estimated 930 residential care places. The Labour and Welfare Bureau is separately implementing the Special Scheme on Privately Owned Sites for Welfare Users (Special Scheme) whereby non-governmental organisations owning land are encouraged to provide more diversified services, particularly for the elderly persons and for persons with disabilities, through redevelopment or expansion on their sites. Applications from about 40 social welfare organisations, which involve more than 60 in-situ expansion, redevelopment or development proposals, have been received. Of which, 33 proposals would involve the provision of residential care places for the elderly. Based on the rough estimation of the applicant organisations, about 7 000 residential care places could be provided. As an on-going effort, SWD will continue to maintain close liaison with relevant government departments in reserving sites in new development and re-development projects, vacant Government premises, etc. as far as practicable for provision of residential care places for those senior citizens who are in need of such service.

Separately, the Government has identified 24 potential sites across the 18 districts for public columbarium development.

Reply Serial No.

DEVB(PL)083

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2928)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 102):

Regarding the Development Bureau's plan in 2014-15 to convert the rolled-over residential land on the Land Sale Programme to public housing or private residential use, please provide details of the plan, the locations and site area involved and the estimated number of flats to be produced.

Asked by: Hon. WONG Yuk-man

Reply:

At the end of 2013-14, 15 private residential sites remained in the Land Sale Programme. Among them, 11 sites (two of which have been combined into one single site) have been rolled over to the 2014-15 Land Sale Programme. The location and size of these roll-over sites are set out in the 2014-15 Land Sale Programme which is available on the website of the Lands Department (http://www.landsd.gov.hk/en/landsale/programme.htm). The remaining 4 sites have not been rolled over to the 2014-15 Land Sale Programme for various reasons. We have no plan to use any of these 15 sites for subsidized housing development.

The Government has an internal mechanism on allocation of sites for subsidized housing development.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2929)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 103):

The existing Urban Renewal Strategy (URS), which was formulated in February 2011, might have become obsolete. How will the Development Bureau urge the Urban Renewal Authority to revise or re-formulate the URS in the coming year to prevent redevelopment projects from exerting even more pressure on the community in terms of population density, noise, as well as traffic and light pollution?

Asked by: Hon. WONG Yuk-man

Reply:

Under the Urban Renewal Authority Ordinance (Cap.563), the Secretary for Development (SDEV) may prepare an urban renewal strategy (URS) from time to time to guide the Urban Renewal Authority (URA) in carrying out urban renewal. The URS promulgated in February 2011 was drawn up after a two-year review conducted between 2008 and 2010 with an extensive public engagement to build consensus. As the initiatives under the 2011 URS have been implemented for only three years and are generally well received by the community, we do not see a need to review the URS at this stage. We will, however, keep in view the relevance of the 2011 URS and update it as and when appropriate.

URA, in implementing its urban renewal programme under the guidance of the URS, has to comply with all the applicable legislative and administrative requirements, including planning standards and guidelines, the requirements for environmental, traffic and sewerage impact assessments, etc. There should be no concerns over URA redevelopment projects playing havoc with the environment.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2932)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 106):

The Development Bureau will increase the maximum domestic plot ratios (PR) allowed in different Density Zones as appropriate, with a view to increasing the floor space that can be provided on individual sites. Please advise on the proposed new PRs in various Density Zones within Sham Shui Po, Yau Tsim Mong and Kowloon City districts delineated by District Council boundary.

Asked by: Hon. WONG Yuk-man

Reply:

As part of the Government's multi-pronged approach to increase land supply, we have been taking forward measures to make more efficient use of our existing land resources with a view to increasing housing land supply in the short to medium term. In particular, we have been conducting various land use reviews to identify suitable sites for housing development and reviewing development intensity to increase housing units that can be supplied on individual sites. In this regard, as announced in the Chief Executive's 2014 Policy Address, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for sites located in the respective Density Zones of the Main Urban Areas and New Towns, and that the development intensity of housing sites would be determined having regard to the relevant planning guidelines and maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the concerned bureaux/departments. Specifically, the maximum PRs in the respective Density Zones will be revised as follows:-

Main Urban Areas

(i) Density Zone 1: no increase in PR (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(ii) Density Zone 2: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and
(iii) Density Zone 3: PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

(i) Density Zone 1: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);
(ii) Density Zones 2 and 3: PR to be increased by 20%; and
(iii) Density Zone 4 (low density zone): PR to be increased by 100%.

Both Main Urban Areas and New Towns

Individual sites to be up-zoned based on planning merits.

Under the revised Density Zones, the domestic development intensity of individual sites will continue to be determined based on the established planning mechanisms and processes, taking into account physical or technical constraints (e.g. traffic, environmental or infrastructural considerations) and any planning circumstances that would constrain increase in residential development intensity. In other words, the increases in maximum domestic PRs will not compromise the relevant planning principles and considerations. Under the revised Density Zones, individual housing sites will be able to provide more developable floor area when there is scope in terms of traffic and infrastructure capacity, and the various constraints and impacts so arising, if any, could be addressed through appropriate measures. Proposed changes in the allowable maximum domestic PR for each site through planning application for minor relaxation of development restrictions or zoning amendments to the relevant outline zoning plan will be considered by the Town Planning Board individually, be they from the Government or private developers.

Whether, and, if so, how the domestic PRs of individual sites could be increased under the revised Density Zones would need to be considered and determined on a site-by-site basis. We are thus unable to provide the new PRs by districts.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1533)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 11):

The Planning and Lands Branch will continue to oversee the implementation of the Urban Renewal Strategy (URS) this year, including the work of the Kowloon City District Urban Renewal Forum (KC DURF). Will the Government advise on the following:

1. The KC DURF has completed its consultation work and introduced the Urban Renewal Plan for Kowloon City (the Plan). Has the Government any plans initially to implement the various short and medium term proposals put forward in the Plan?

2. Will the Government conduct studies on the long-term proposal of "Making Better Use of Land Resources to Facilitate Urban Renewal" put forward in the Plan? If yes, when will the studies be expected to commence? What is the estimated expenditure?

3. At present, which government departments are responsible for conducting studies on and implementing the various proposals? What are the manpower and estimated expenditure involved?

4. In view of the fact that the KC DURF has already submitted the Plan, will the Administration consider setting up DURFs in other urban areas?

Asked by: Hon. WU Chi-wai

Reply:

1. The Kowloon City District Urban Renewal Forum (KC DURF) was established in May 2011 pursuant to the 2011 Urban Renewal Strategy (URS) to advise the Government on an urban renewal plan for Kowloon City district from a holistic and integrated perspective. KC DURF had completed drawing up the district urban renewal plan for Kowloon City with proposals on areas suitable for redevelopment, rehabilitation and revitalisation, and submitted the plan to the Government on 29 January 2014. The plan is available on the website of KC DURF. The

Government will carefully study the recommendations of KC DURF and follow up on the recommendations, as appropriate, in future urban renewal endeavours in the Kowloon City district.

2. The long-term proposals of KC DURF under "Making Better Use of Land Resources to Facilitate Urban Renewal" involve proposals for the Urban Renewal Authority to forge ahead with its "Flat-for-flat" Scheme, and for the Hong Kong Housing Society and the Hong Kong Housing Authority to forge ahead with their redevelopment of old housing estates in Kowloon City. In line with the 2011 Urban Renewal Strategy, the urban renewal plan submitted by KC DURF is a document that should be made available to the public and different organisations for reference. Apart from the Government, relevant individuals and organisations can make reference to the proposals and contribute to the cause. The Government will carefully study the recommendations of KC DURF and encourage the relevant organisations to make reference to the proposals of KC DURF and contribute to the cause.

3. The recommendations are still under consideration by the Government. No additional manpower or estimated expenditure is involved.

4. KC DURF is currently conducting a review on its mode of operation and effectiveness. The Government will make reference to the review findings before deciding on the way forward, including whether and where another DURF should be set up.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1626)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 39):

Regarding the review on the New Territories Small House Policy, will the Government advise this Committee on the following:

1) The direction and details of the review in the past three years, and the timetable for announcement of the results of the review;

2) The expenditure and staff establishment involved in conducting the review on the New Territories Small House Policy in each of the years from 2011 to 2014.

Asked by: Hon. WU Chi-wai

Reply:

The review of the small house policy is still on-going. The existing small house policy has been in operation for a long time. 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 and announcing its findings.

The review 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1627)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 40):

Regarding the work with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects and related matters, please advise this Committee on the following:

1) Information on all the sites granted at nominal premium to the subsidiaries of the West Rail Property Development Limited by the Government since the rail merger in 2007, including i) the project name; ii) the site area; iii) the number of flats can be produced or expected to be produced; iv) the agency fee paid to the MTRCL, including an agency fee equivalent to 0.75% of the gross sale proceeds in respect of the unawarded West Rail development sites and 10% of the net profits accrued to the subsidiaries of the West Rail Property Development Limited under the development agreements in respect of the awarded West Rail development sites, the costs (including internal costs) MTRCL has recovered from the subsidiaries of the West Rail Property Development Limited incurred in respect of the West Rail development sites plus 16.5% on-cost, together with interest accrued thereon, in respect of the projects being commissioned to the MTRCL for management, tender and sale, etc. as of March 2014; and v) the launch date or expected launch date of the project, with breakdown by project names according to the table below:

i)	ii)	iii)	iv)	v)

2) Regarding the West Rail property development projects held by the MTRCL, of which some have experienced repeated abortive tenders and some have yet to be tendered, does the Administration have any plans to buy back the property development rights from the MTRCL for conversion into public housing development? If yes, what are the details of the plan and the estimated expenditure involved?

Asked by: Hon. WU Chi-wai

Reply:

(1) The West Rail property development projects are taken forward by the West Rail Property Development Limited (WRPDL), a company jointly incorporated by the Government and the Kowloon-Canton Railway Corporation (KCRC) for the purpose of implementing such projects. The Shareholding Agreement between the Government and the KCRC stipulates that the net profits after tax earned by the WRPDL and its subsidiaries from the development of such projects should be remitted to the Government in the form of dividends.

Under the West Rail Agency Agreement, the MTR Corporation Limited (MTRCL) is appointed as the WRPDL's agent with the responsibility for the day-to-day planning, tendering, construction management and sale of the West Rail property development sites for private housing. The MTRCL is entitled to recover the costs that it incurs in developing the sites, together with an agency fee of 0.75% of the gross sale proceeds for each West Rail site tendered after the rail merger in December 2007.

The information requested in respect of the West Rail property development projects for private housing successfully tendered since the rail merger in 2007 and those not yet tendered is provided in the table below:

(i) **Project**	**(ii)** **Site area (about)**	**(iii)** **Estimated flat number (about)**	**(iv)** **Implementation progress**
Tsuen Wan West TW7	2.37	1 720	Tendered in 2008-09
Nam Cheong Station	4.62	3 313	Tendered in 2011-12
Tsuen Wan West Station TW5 (Cityside)	1.34	942	Tendered in 2011-12
Tsuen Wan West Station TW5 (Bayside)	4.38	2 384	Tendered in 2012-13
Long Ping Station (North)	0.99	832	Tendered in 2012-13
Tsuen Wan West Station TW6	1.39	894	Tendered in 2012-13
Long Ping Station (South)	0.84	720	Tendered in 2013-14
Yuen Long Station	3.47	1 880	Planned for tendering in 2014-15
Kam Sheung Road Station and Pat Heung Maintenance Centre	33	8 700	To be determined

For those projects which have been successfully tendered since the rail merger in 2007, the residential units concerned have yet to be sold in the market. The MTRCL has therefore not received the agency fee of 0.75% of the gross sale proceeds. The MTRCL has been reimbursed the costs incurred by it as an agent for preparing and administering the tenders and development process of the West Rail property development projects. The cost reimbursed since the rail merger in December 2007 as reported in the published Annual Reports of the MTRCL from 2007 to 2012 was $389 million.

(2) The West Rail property development projects in the above table which experienced tendering failure are those at Tsuen Wan West TW7, Nam Cheong Station and Tsuen Wan West Station TW5 (Bayside). They were successfully tendered subsequently. The remaining West Rail property development projects at Yuen Long Station, Kam Sheung Road Station and Pat Heung Maintenance Centre are currently planned for private housing and have not been tendered yet.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2205)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 47):

The Financial Secretary indicated that in order to maximise the potential of "brownfield sites", he has asked relevant policy bureaux and departments to explore feasible improvement measures in respect of the "brownfield sites" being used for port back-up, container vehicle parking and open storage purposes, etc., including accommodating some of these operations in suitable multi-storey buildings. Please advise this Committee on the details of the studies, the initial plan for accommodating some of these operations in suitable multi-storey buildings, the anticipated completion date of and the resources involved for the studies.

Asked by: Hon. YICK Chi-ming, Frankie

Reply:

The relevant policy bureaux and departments are working closely together to explore feasible options to facilitate the more efficient use of "brownfield sites" while catering for the operational needs of the industries under their respective policies, including examining the feasibility of accommodating some existing operations in suitable multi-storey buildings. This task is currently being undertaken in-house using existing resources and is still at the preliminary stage. We are unable to provide information at this stage on the resources or time required for further work and the likely outcomes.

On the parking of container vehicles, the Transport and Housing Bureau has advised that the Government is making preparation to conduct a feasibility study on the provision of multi-storey car park for container and goods vehicles in Kwai Tsing. The study will cover, amongst other matters, demand assessment, examination of design options, and cost-effectiveness. It is expected to commence in Q2 2014 for completion in 10 months. The Government will take into account the results of the study in considering the feasibility of developing similar type of facilities in other areas of the territory.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3116)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 10):

It is mentioned in the Budget that in the Preliminary Feasibility Study on Developing the New Territories North, which covers 5 300 hectares, the potential for economic development and employment creation in the areas around the boundary crossings at Lok Ma Chau, Man Kam To and Liantang/Heung Yuen Wai will be explored. In this connection, will the Administration advise this Committee on the following:

(1) How many sites within the study area are Government disposable land, how many are "disposed sites" ready for development, and how many are private sites?

(2) Which sites within this study area have potential for development of eco-tourism?

Asked by: Hon. YIU Si-wing

Reply:

The Civil Engineering and Development Department and Planning Department jointly commissioned the Preliminary Feasibility Study on Developing the New Territories North (the Study) on 30 January 2014. The Study Area (about 5 300 ha) generally covers the land to the north of Hong Kong's northern mountain ranges viz. Kai Kung Leng, Pak Tai To Yan and Pat Sin Leng, and is roughly bounded by San Tin Highway in the west and the North East New Territories Landfill and its surrounding mountain ranges in the east. About 64% of the Study Area comprises government land and the rest is private land.

The Study will identify potential development areas (PDAs) within the Study Area and formulate proposals on broad land uses and development scale of the PDAs. As the Study has just commenced, no proposal has yet been formulated.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1704)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 9):

Regarding "Non-emergency services for reports on unauthorised building works (UBWs) under construction", the target of the Department is to respond to these reports within 48 hours. How will the target of 48 hours be counted if a report is received one hour before the office closing hour and the following two days are non-working days? Furthermore, how many "reports on UBWs under construction" were received by the Administration in 2013? How many of them were not responded to within 48 hours and what were the reasons for that?

Asked by: Hon. CHAN Hak-kan

Reply:

The Buildings Department (BD) has pledged to respond to non-emergency reports on unauthorised building works (UBWs) under construction by carrying out site inspection within 48 hours (the "service standard"). To ensure that the service standard can be met, BD has engaged outsourced consultants who will investigate these cases outside BD's office hours and report accordingly. The response time will be counted from the time of receiving a report up to the time of arriving at site for inspection irrespective of whether there are any intervening non-working days.

In 2013, BD has attended to 4 381 non-emergency reports on UBWs under construction, with 26 cases (0.6%) failing to meet the service standard which were mainly due to access problems.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1705)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 10):

What was the total number of emergencies relating to buildings and building works reported to the Administration outside office hours in 2013? Please break down the figures by "cases in urban areas and new towns in New Territories" and "cases in other areas in New Territories", and how do the number of these two types of cases change as compared with 2012? Moreover, what were the reasons for approximately 20% of the emergency reports cases in other areas in New Territories not being responded to within the target time frame in 2013?

Asked by: Hon. CHAN Hak-kan

Reply:

Statistics on emergency cases received by the Buildings Department (BD) outside office hours in 2012 and 2013 are tabulated below:

Emergency service	**Service Standard**	**No. of cases received outside office hours**		
		2012 (i)	**2013 (ii)**	**Changes (ii)-(i)**
In urban areas and new towns in New Territories (N.T.)	Inspect within two hours	453	411	-42
In other areas in N.T.	Inspect within three hours	9	10	+1

In 2013, BD handled ten emergency cases relating to private buildings, building works, signboards or slopes in other areas in N.T. after office hours. Out of these ten cases, two (i.e. 20%) failed to meet the three-hour service standard. Both cases involved village houses located in the outlying islands, i.e. Peng Chau and Cheung Chau respectively, which could only be accessed by ferry service. Failure to meet the pledge was mainly due to remoteness of the sites concerned. BD will continue to closely monitor its emergency services with a view to meeting the performance pledges.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1706)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 11):

Taking into account the backlog of cases not yet served with inspection notices in 2012 or/and 2013 and the 1 000 target buildings in 2014, how many buildings are expected to be served with statutory notices under the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) in 2014? In 2014-15, what is the staff establishment and the number of contract staff responsible for implementing the MBIS and MWIS and what is the estimated expenditure involved?

Asked by: Hon. CHAN Hak-kan

Reply:

In 2014, taking into account backlog cases and buildings to be newly selected, the Buildings Department (BD) plans to issue statutory notices to about 1 800 target buildings for implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) concurrently and another 1 500 target buildings for implementation of the MWIS only. The implementation of the MBIS and the MWIS is carried out by the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement the Department's building safety and maintenance enforcement programme. In 2014-15, 193 new non-directorate civil service posts, including those converted from existing non-civil service contract positions, will be assigned for enhancing various building safety and maintenance enforcement programmes including the MBIS and the MWIS. We are not able to provide a breakdown of the manpower or expenditure involved solely with the implementation of the two schemes.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1707)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 12):

In 2013-14, what was the actual number of additional non-directorate staff in the establishment of the Department, and how many of them were non-directorate contract staff outside the original establishment? In 2013-14, what was the actual number of non-directorate staff employed outside the establishment? What are the estimated number of non-directorate civil service staff to be employed by the Department and the planned number of additional non-directorate contract staff in 2014-15?

Asked by: Hon. CHAN Hak-kan

Reply:

In 2013-14, the Buildings Department (BD) created 87 additional non-directorate civil service posts. Among these posts, 77 of them were converted from non-civil service contract (NCSC) positions. As at February 2014, 410 NCSC staff were employed by BD. In 2014-15, 215 additional non-directorate civil service posts will be created in BD. Among these posts, 202 posts will be converted from NCSC positions. BD does not have an estimate on the NCSC positions to be created in 2014-15. The Department will continue to monitor and examine the staffing position and workload of the Department and will consider employing additional NCSC staff as and when necessary to meet service need that is short-term or where the mode of delivery of the service is under review or likely to be changed. BD will ensure that there is sufficient manpower to implement different building safety initiatives and enhance its service to the public.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1708)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 13):

The previous target of "dangerous/abandoned signboards removed/repaired" (1 600 per year) in 2013 is changed to a new target "dangerous/abandoned signboards removed/repaired" in 2014 by the Department. Why is the 2014 target estimated as 1 200, which is 400 less than the target of 1 600 in 2013? Apart from this, with the commencement of the central handling of enforcement actions against unauthorised signboards by the Signboard Control Unit in 2014, is there any change in the number of staff in the unit concerned as compared to the number of staff originally responsible for signboard control?

Asked by: Hon. CHAN Hak-kan

Reply:

In 2013, the actual number of dangerous/abandoned signboards removed or repaired was 1 144. It is expected that a similar number of such signboards would be handled in 2014. The indicator of this programme for 2014 is therefore set at 1 200.

The control of existing unauthorised signboards is handled centrally by the Signboard Control Unit (SBCU) of the Buildings Department (BD) commencing in 2014. To enable SBCU to take up the programme to remove abandoned and dangerous signboards as part of their overall duties to deal with all unauthorised signboards, 12 professional and technical staff from the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD will be redeployed to SBCU, in addition to the existing resources of 19 professional and technical staff in SBCU. These redeployed staff have previously handled the removal of abandoned and dangerous signboards as part of their overall duties to implement the building safety and maintenance enforcement programme of BD.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1709)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 14):

Of the 390 new building proposals expected to be approved by the Department in 2013, only 184 proposals were approved, accounting for merely 47% of the estimation. What were the causes of such a difference? Furthermore, what were the number of applications for approval of new building proposals received and the number of those approved by the Administration in 2013?

Asked by: Hon. CHAN Hak-kan

Reply:

The estimate for new building proposals to be approved in 2013 was premised on the expected increase in the number of applications for approval of new building proposal arising from increase in land supply for private developments. However, the actual number of applications for approval is outside the control of the Buildings Department and is affected by factors such as the time frame set by and/or required for the owners to finalise a building proposal, the complexity and design considerations of individual development projects, and the timing for submitting a building proposal for approval.

The actual numbers of new building proposals received and approved in 2013 are 317 and 184 respectively.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1710)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 15):

The Department issued 161 and 328 removal orders for unauthorised building works in New Territories exempted houses in 2012 and 2013 respectively. Please advise this Committee of the respective number of cases with the orders discharged, with the deadline for removal extended, under appeal, and cases subject to further legal action due to non-compliance with the order within the statutory time limit.

Asked by: Hon. CHAN Hak-kan

Reply:

The Buildings Department started implementing the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) on 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, 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 those UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction.

Of the 161 and 328 removal orders against UBWs in NTEHs issued in 2012 and 2013 respectively, the relevant statistics on the numbers of removal orders discharged, cases with extension of time granted for compliance with removal orders, notifications of appeal received and prosecutions instigated are tabulated below:

	For removal orders issued in 2012	**For removal orders issued in 2013**
Number of removal orders issued	161	328
Number of removal orders discharged	65	20
Number of cases with extension of time granted	29	34
Number of notifications of appeal received	14	61
Number of prosecutions instigated	19	12

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2545)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 51):

Will the Administration advise this Committee:

(1) of the respective expenditure and manpower of the Buildings Department (BD) allocated to implement the Mandatory Window Inspection Scheme, Mandatory Building Inspection Scheme, Validation Scheme for Unauthorised Signboards and minor works registration system in the past three years, and of their breakdowns by expenses item and staff duty;

(2) in view of the labour dispute in the BD last year, of the earmarked expenditure for enhancing the staffing provision and benefits of the BD in the next three years?

Asked by: Hon. CHAN Han-pan

Reply:

(1) The implementation of the Mandatory Window Inspection Scheme, Mandatory Building Inspection Scheme, Validation Scheme for Unauthorised Signboards and Minor Works Control System is carried out by the existing resources of 531 professional and technical staff of the Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the Buildings Department (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 manpower or expenditure involved for the implementation of each of the above schemes or system.

The registration of minor works contractors is carried out by the existing resources of 20 professional and technical staff of the Registration Unit of BD as part of their overall duties to manage the registration system for all registered building professionals and registered contractors. We are not able to provide a breakdown of the manpower or expenditure involved solely for the registration of minor works contractors.

(2) In 2014-15, BD will enhance various initiatives with additional resources, including building safety and maintenance enforcement programmes, services in the approval of building plans and related applications for private development projects, and the Joint Office to tackle reports on water seepage through a "one-stop" approach. The total provision of about $1.176 billion for BD in 2014-15 is higher than the revised estimate for BD in 2013-14 by about $66 million. In 2014-15, BD will create 215 civil service posts, including those converted from existing non-civil service contract positions, representing an increase of about 16% from the establishment ceiling of 2013-14.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2875)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 25):

As regards "implemented the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme in 1 576 and 3 943 buildings respectively", how many of these buildings have made applications under the Mandatory Building and Window Inspection Subsidy Scheme of the Urban Renewal Authority, and how many applications have been granted the subsidy?

Asked by: Hon. CHAN Kam-lam

Reply:

In 2013, the Buildings Department (BD) issued pre-notification letters to 1 576 and 3 943 buildings selected for implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme respectively. The Mandatory Building Inspection Subsidy Scheme (MBISS) is jointly administered by the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) to subsidise eligible building owners the full cost of the first building inspection under the MBIS, subject to a cap. According to information provided by URA and HKHS, as at 28 February 2014, a total of 259 applications under the MBISS had been received, of which 228 applications had been granted "approval-in-principle". As there is a lapse of time between the issue of pre-notification letters to target buildings by BD and the making of subsidy application by buildings owners and subsequent granting of approval by URA or HKHS, the above figures also cover target buildings selected in 2012. We do not have separate statistics about the number of applications that are related to target buildings selected in 2013.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1111)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 46):

Under the programme "Buildings and Building Works", village by village survey of 8 927 New Territories exempted houses (NTEHs) was completed in 2013. Will the Government advise this Committee:

1. of the manpower and expenditure involved in the above task in 2013; of the number of unauthorised building works (UBWs) that constituted serious contravention of the law and posed higher potential risks to building safety; of the number of owners prosecuted for failure to comply with removal orders; whether additional manpower will be deployed in the coming year to continue the large scale operation for the inspection and removal of UBWs that constitute serious contravention of the law and pose higher potential risks to building safety; if yes, of the details, and the expenditure involved; if not, of the reasons for that; and

2. of the manpower and expenditure involved in the Reporting Scheme for UBWs in NTEHs this year; of the details of publicity for the Reporting Scheme this year, and the manpower and expenditure involved; whether manpower will be increased and publicity enhanced for the Reporting Scheme in the coming year; if yes, of the details, and the manpower and expenditure involved?

Asked by: Hon. CHAN Yuen-han

Reply:

On 1 April 2012, the Buildings Department (BD) established a dedicated Village Houses Section (VHS) 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 2013-14, the expenditure for VHS is about $31 million. The expenditure for hiring consultancy services for the village by village survey of NTEHs and processing of the report forms under the Reporting Scheme is about $7.4 million. Since the village by village survey of the 8 927 NTEHs in 2013 for identifying First Round Targets for priority enforcement action and administration of the Reporting Scheme are part of the overall responsibility of VHS which undertakes the full range of work in relation to the enhanced enforcement strategy against UBWs in NTEHs, we are not able to provide a breakdown of the manpower and expenditure associated solely with the respective tasks.

Out of the 8 927 NTEHs inspected in LSO, BD has identified about 1 000 suspected cases for investigation of First Round Targets. Detailed surveys will be conducted to verify the nature of UBWs before removal orders are issued to the owners of NTEH concerned. Up to 28 February 2014, 84 removal orders had been issued against the confirmed First Round Targets UBWs.

In 2013, eight prosecutions were instigated against the owners of NTEHs for failure to comply with the removal orders.

The 41 professional, technical and clerical staff of VHS will continue to conduct LSO and administer the Reporting Scheme in 2014 as part of their overall responsibilities for the full range of work relating to the enhanced enforcement strategy against UBWs in NTEHs. It is assessed that VHS will be able to meet the targets set for 2014 without additional manpower. As the reporting period of the Reporting Scheme ended on 31 December 2012, there will be no further publicity for the Reporting Scheme in 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1112)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 47):

Under the programme "Buildings and Building Works", the Administration will inspect sub-divided flats in target buildings and rectify irregularities of sub-divided flats this year. Will the Government advise this Committee:

1. of the manpower and expenditure involved in the above work this year; of the respective numbers of sub-divided flats with building works irregularities in industrial, domestic and composite buildings among the 300 buildings inspected in 2013;

2. given that the number of buildings with sub-divided flats to be inspected next year will increase to 330 and additional resources will again be deployed to strengthen the inspection of industrial buildings, of the Administration's arrangement for deploying the additional resources; whether resources will be increased to handle the additional workload; if yes, of the details and of the expenditure involved; if not, the reasons for that; and of the respective number of flats in industrial, domestic and composite buildings to be inspected in the coming year; and

3. of the current number of sub-divided flats that have yet to be rectified; and of the number of building owners prosecuted by the Administration in this connection?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The Buildings Department (BD) has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with sub-divided flats (SDFs) since 2011. In 2014, LSOs on SDFs will be carried out using the 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 BD's building safety and maintenance enforcement programme. We are unable to provide a breakdown of the manpower and expenditure involved solely for handling LSO on SDFs.

LSO on SDFs in 2013 commenced in September 2013. It covered 300 target buildings (TBs) which comprised 270 domestic/composite buildings and 30 industrial buildings. As at 31 January 2014, BD already inspected 206 TBs, with the other 94 TBs at various stages of investigation. As the inspection results are still being analysed, we are unable to provide the number of SDFs requiring rectification of irregularities in LSO 2013 at this stage.

2. With the resources redeployed from LSO for inspection of dilapidated buildings for issue of repair and investigation orders since 2013 and the additional resources of eight professional and technical staff deployed commencing in October 2014 to enhance the inspection in industrial buildings to identify SDFs for domestic use therein, the target for LSO on SDFs in 2014 has been adjusted to 330 TBs per year in future. The planned target for 2014 is 308 TBs, which comprises 270 domestic/composite buildings and 38 industrial buildings. As LSO on SDFs in 2014 will continue to be part of the overall duties of the professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD, we are unable to provide a breakdown of the manpower and expenditure involved solely for the operation in 2014.

3. Up to January 2014, 1 457 removal orders had been issued against the irregularities of building works found under LSOs on SDFs and 410 of these removal orders had already been complied with. So far, 226 prosecutions had been instigated against failure to comply with the removal orders issued under LSOs. BD will continue to follow up on other removal orders that have not yet been complied with.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1796)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 639):

In connection with suspected unlawful residential units (rooftop structures, industrial buildings, etc.), what were the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Apart from sub-divided flats (SDFs), some unauthorised rooftops, flat roofs and yard structures may also be used for domestic purpose. The Buildings Department (BD) does not have statistics on the number of unauthorised residential units in Hong Kong. The breakdown on the number of reports on unauthorised rooftops, flat roofs and yard structures as well as SDFs from members of the public attended to by BD in the past five years and the number of SDFs inspected by BD in its large scale operations (LSOs) on rectification of irregularities of building works associated with SDFs, which started in 2011, are tabulated below. The distribution on geographical basis is not readily available.

Year	No. of Reports on unauthorised rooftops, flat roofs and yards structures as well as SDFs from members of the public attended to by BD	No. of SDFs inspected by BD in its LSOs on SDFs
2009	7 565	-
2010	9 226	-
2011	16 287	800
2012	19 028	1 786
2013	18 489	1 212

We do not have statistics on the nature of unauthorised building works (UBWs) or, the number of units and residents involved in the prosecution cases. The numbers of prosecutions instigated by BD against failure to comply with removal orders for UBWs and the numbers of convicted cases in the past five years are tabulated below:

Year	**No. of prosecutions instigated against non-compliance with removal orders for UBWs**	**No. of Convictions** (note)
2009	3 063	2 207
2010	2 609	1 544
2011	2 264	1 794
2012	2 104	1 285
2013	2 513	1 984

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

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1797)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 640):

What were the numbers of units classified by the Buildings Department as unlawful residential units (broken down by district and type) in the past five years and the number of residents involved?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Buildings Department (BD) does not have statistics on the number of unauthorised residential units in Hong Kong. However, BD has been carrying out enforcement action against irregularities of building works associated with sub-divided flats (SDFs), through investigating reports from members of the public or other government departments on SDFs and conducting large scale operations (LSOs). The numbers of removal orders issued against SDFs in the past five years are as follows:

Year	**Number of removal orders issued under LSOs***	**Number of removal orders issued as a result of follow-up to reports received**
2009	N/A	20
2010	N/A	20
2011	99	35
2012	980	121
2013	369	153
Sub-total	**1 448**	**349**
Total	**1 797**	

Note:

* BD has been conducting LSO on SDFs since April 2011.

The distribution of the removal orders under LSOs on geographical basis is as follows:

Number of removal orders issued under the LSOs against the irregularities of building works associated with SDFs				
District	2011	2012	2013	**Total**
Central and Western	19	8	1	**28**
Wan Chai	0	6	10	**16**
Eastern	7	52	18	**77**
Southern	0	2	0	**2**
Wong Tai Sin	0	3	0	**3**
Kwun Tong	16	32	2	**50**
Yau Tsim Mong	20	358	81	**459**
Sham Shui Po	3	393	228	**624**
Kowloon City	30	97	1	**128**
North	1	0	0	**1**
Sha Tin	2	2	17	**21**
Tai Po	0	0	0	**0**
Sai Kung	0	0	0	**0**
Tsuen Wan	0	6	10	**16**
Tuen Mun	0	7	0	**7**
Yuen Long	1	5	0	**6**
Kwai Tsing	0	9	1	**10**
Islands	0	0	0	**0**
Total	**99**	**980**	**369**	**1 448**

We have not kept geographical statistics on the removal orders issued as a result of follow-up to reports received.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2102)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Buildings Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 38):

Regarding "non-emergency services for reports on unauthorised building works under construction", the target of "responding to reports within 48 hours (%)" is set at 100%, but the actual performance was only 99% in 2012 and 99.4% in 2013, while the planned performance will restore to 99% in 2014. Please advise this Committee whether the Administration has examined the reasons for failing to meet the target; if yes, of the details; if not, the reasons for that.

Asked by: Hon. CHIANG Lai-wan

Reply:

The Buildings Department has pledged to respond to non-emergency reports on unauthorised building works (UBWs) under construction by carrying out site inspection within 48 hours. As this service standard is applicable to all non-emergency reports on UBWs under construction, a target of 100% is specified as the ultimate goal. To take into account isolated cases where extra time is needed to resolve access problems, for years the planned performance has been set at 99%. In 2012 and 2013, the actual performance fully met the plan. Similarly, a planned performance at 99% is set for 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2103)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 39):

For the indicator "prosecutions against failure to comply with removal orders" in "unauthorised building works" under "Existing Buildings", the actual figures were 2 104 in 2012, and 2 513 in 2013, but it is expected to rise to 3 000 in 2014. Has the Administration examined the reasons for the estimated increase; if yes, what are the details; if not, what are the reasons for that?

Asked by: Hon. CHIANG Lai-wan

Reply:

In 2014, the Buildings Department (BD) will redeploy resources to clear the backlog of removal orders issued. Additional resources will also be provided in 2014 for forming dedicated backlog clearance teams in order to clear the outstanding orders in a systematic manner. As such, the number of prosecutions against failure to comply with removal orders is estimated to increase to 3 000 in 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2271)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 9):

What were the numbers of sub-divided flats with irregularities discovered during inspections by the Buildings Department in the past three years? What are the expenditure and staffing provision involved in the rectification of the irregularities by the Administration?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

In the past three years, the Buildings Department (BD) has attended to 19 104 reports on sub-divided flats (SDFs) from members of the public or other government departments, with 309 removal orders issued against the irregularities of building works associated with SDFs.

Apart from responding to reports on SDFs, BD has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with SDFs since 2011. LSOs on SDFs for the past three years covered a total of 785 target buildings, including 60 industrial buildings. Up to February 2014, 637 domestic/composite buildings had been inspected, with 3 884 SDFs identified. As follow-up, 1 421 removal orders had been issued. In addition, 60 industrial buildings had been inspected and so far 34 sub-divided units for domestic use had been identified in these buildings. As follow-up, 53 removal and discontinuation orders had been issued.

The enforcement action against irregularities of building works associated with SDFs is being carried out by the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are unable to provide a breakdown of the manpower resources involved solely for carrying out enforcement action in relation to SDFs.

CONTROLLING OFFICER'S REPLY

(Question Serial No.2272)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 10):

There will be 215 newly created posts in the Buildings Department in 2014-2015. Will the Administration advise in detail of the distribution of the new posts, including the post title, duties and salary of each post? Please list them accordingly in the table below:

Post title	Duties	Salary	Number of posts

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

The post titles and salary of the 215 civil service posts to be created in 2014-15 in the Buildings Department (BD) are tabulated below:

Grade	**Salary ($)**	**No. of posts**
Building Surveyor/Structural Engineer	$49,495 – 86,440	62
Senior Surveyor Officer (Building)/ Senior Technical Officer (Structural)	$35,930 – 47,290	34
Surveyor Officer (Building)/ Technical Officer (Structural)	$17,485 – 34,315	90
Clerical	$10,560 – 24,450	24
Others	$24,450 – 86,440	5

Among the 215 new posts to be created in BD in 2014-15, 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Corporate Services Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works and sub-divided flats as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. The remaining 22 posts will be assigned for strengthening services in the approval of building plans and related applications for private development projects (five posts, comprising two professional staff, two technical staff and one supporting staff) and the Joint Office to tackle reports on water seepage through a "one-stop" approach (17 posts, comprising two professional staff, 12 technical staff and three supporting staff).

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1813)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 3):

The Buildings Department expects that the number of removal orders issued to unauthorised building works will decrease from 12 005 in 2013 to 6 000 in 2014, and that resources will be redeployed to clear the backlog of outstanding removal orders. Please list in detail the respective numbers of backlog cases in the past five years, and the estimated number of cases that can be handled in 2014-15 after the resources redeployment.

Asked by: Hon. LAM Tai-fai

Reply:

The accumulative numbers of outstanding removal orders in the past five years are tabulated below:

Year	Accumulated No. of Outstanding Removal Orders
2009	55 000
2010	59 000
2011	61 000
2012	64 000
2013	68 000

In order to clear the backlog of outstanding removal orders, adjustments have been made to the various enforcement targets in 2014 as an interim arrangement to redeploy resources to clear the outstanding backlog orders. Additional resources will also be provided in 2014 for forming dedicated backlog clearance teams in order to clear the outstanding orders in a systematic manner. The number of unauthorised structures removed and irregularities rectified in 2014 in compliance with removal orders issued is estimated to be 17 000.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2746)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 50):

In 2014-15, the Buildings Department will have a net increase of 215 posts. Please advise what the duties of these posts and the expenditures involved are. Has the Department assessed how to enhance the related work progress with the additional manpower; if yes, of the details; if not, the reasons for that?

Asked by: Hon. LAM Tai-fai

Reply:

215 new posts will be created in the Buildings Department (BD) in 2014-15. It is estimated that the salaries provision for these new posts is about $84 million per annum. Among the 215 new posts, 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Corporate Services Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works and sub-divided flats as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. The remaining 22 posts will be assigned for strengthening services in the approval of building plans and related applications for private development projects (five posts, comprising two professional staff, two technical staff and one supporting staff) and the Joint Office to tackle reports on water seepage through a "one-stop" approach (17 posts, comprising two professional staff, 12 technical staff and three supporting staff).

BD will continue to monitor and examine the staffing position and workload of the Department and ensure that there is sufficient manpower to implement different building safety initiatives and enhance its service to the public. Apart from strengthening the manpower, BD has also taken other measures such as streamlining procedures to enhance efficiency. BD also has reviewed the job priorities to ensure that more resources will be deployed for handling such works as clearing backlog removal orders so as to enhance the effectiveness of enforcement work.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0378)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 2):

Regarding outsourced work:

1) what was the expenditure of the Buildings Department (BD) for outsourcing contracts last year including consultancy work; what was the total number of all outsourced workers involved; how many types of contracts were there;

2) what will be the expenditure of the BD for outsourcing contracts in the coming year including consultancy work; what will be the total number of all outsourced workers involved; how many types of contracts will there be; what is the percentage of increase or decrease as compared with last year; what percentage of the Department's total expenditure does it represent; and

3) what is the staffing provision for monitoring the implementation of contracts?

Asked by: Hon. LAU Wong-fat

Reply:

1) In 2013-14, the Buildings Department (BD) has engaged various outsourced services with an estimated total expenditure of about $92 million. The outsourced services can broadly be categorised into (a) general services: including security, office cleansing, maintenance of engineering systems and equipment, public education and publicity, social service, etc.; and (b) studies and consultancy services: including studies for formulating requirements on building safety, health and environmental standards, and consultancy services relating to the enforcement of the Buildings Ordinance and the allied regulations. As there are no specifications on the number of workers to be employed under some of the contracts, we are not able to provide statistics on the total number of workers employed by the service providers.

2) In 2014-15, the BD is going to engage outsourced services with an estimated expenditure of about $111 million (i.e. 21% increase as compared with 2013-14), which accounts for about 9% of the total estimated expenditure of the BD. The types of outsourced services will be similar to those for 2013-14. As there will be no specifications on the number of workers to be employed under some of the contracts in the coming year, we are not able to provide the total number of outsourced workers to be employed by the service providers.

3) For the service contracts on security, office cleansing and maintenance of engineering systems and equipment, three staff in the Departmental Administration Section are responsible for monitoring the implementation of contracts of the services concerned. For the other service contracts, the Contract Management Unit, comprising four professional staff and three technical staff, is responsible for compiling tenders, providing contract advice and co-ordinating performance reports. The professional and technical staff in various Divisions of the BD are responsible for monitoring and administering these service contracts, which is part of their overall duties on setting and enforcing safety, health and environmental standards for private buildings. We are not able to provide a breakdown of the resources allocated solely for contract management.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0384)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 8):

Regarding the continued removal of 250 targeted large unauthorised signboards, how many signboards have been removed so far? What is the average time and cost required for the removal of each signboard? When are all the removal works expected to be completed, and what is the expenditure involved this year?

Asked by: Hon. LAU Wong-fat

Reply:

Under the large scale operation for the removal of 250 targeted large unauthorised signboards in 2013, 250 removal orders had been issued by the Buildings Department (BD). Out of these targeted signboards, 77 had already been removed by the owners by the end of February 2014.

We do not have information on the average time and cost required for the removal of each signboard. The time taken for order compliance varies with the complexity of the case, and BD will continue to monitor the progress of removal of the remaining targeted signboards. We will issue warning letters to the signboard owners to urge them to comply with the removal orders. Prosecution may be initiated if the owners fail to comply with the orders without any reasonable excuse after the issue of warning letter. Furthermore, if the signboards become dangerous, BD will engage 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.

The existing 19 professional and technical staff in the Signboard Control Unit of BD are responsible for the large scale operation on removal of large unauthorised signboards as part of their overall duties to implement the Signboard Control System. We are not able to provide breakdown of expenditure solely for the removal of large unauthorised signboards.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0385)

Head: (82) Buildings Department

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

Programme: (2) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 9):

Following the publication of the revised Code of Practice for Structural Use of Concrete 2013, what is the staffing provision of the department concerned for monitoring the implementation of the Code, and what is the expenditure involved?

Asked by: Hon. LAU Wong-fat

Reply:

The Code of Practice for Structural Use of Concrete 2013 (the Code) provides guidelines for professionals and practitioners on the design, analysis and construction of concrete structures for compliance with the requirements of the Buildings Ordinance. The Code was published on 28 February 2013 and has been fully implemented since 28 February 2014.

In 2014-15, the work associated with the approval of structural plans and monitoring of the safety of construction sites in respect of all private building developments in Hong Kong will be handled by the 120 professional and technical staff of the New Buildings Division 2 (NBD2) of the Buildings Department (BD). As monitoring the implementation of the Code is part of the overall duties of the NBD2 of the BD, we are not able to provide a breakdown of either the manpower or the expenditure involved solely for monitoring the implementation of the Code.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0386)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 10):

Regarding commencing the consultancy studies on the comprehensive review of Cap. 123F to modernise the requirements, and on the standards for the structural use of glass in buildings, has any preparation work been done for carrying out comprehensive public consultation, and what is the expenditure involved?

Asked by: Hon. LAU Wong-fat

Reply:

The Buildings Department (BD) has commissioned a consultancy study to comprehensively review the Building (Planning) Regulations (B(P)R) (Cap. 123F) and make recommendations on the planning and design standards of buildings stipulated therein so as to 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. The study, which commenced in November 2013, is steered by a committee under BD with members comprising representatives from professional institutions, associations of the building industry as well as relevant government departments. The consultant will conduct consultation sessions with stakeholders on the findings and recommendations. The contract sum for the consultancy study is $2.38 million, including the expenditure on consultation with stakeholders.

In addition, BD has also commissioned a consultancy study to develop a set of standards for the structural use of glass in buildings and to prepare a draft code of practice for use by building professionals. The consultancy study, which commenced in October 2012, is steered by a committee under BD with members comprising representatives from professional institutions, associations of the building industry, academia as well as relevant government departments. The draft code of practice is expected to be ready for consultation with stakeholders of the building industry in 2014. The contract sum for the consultancy study is $1.28 million, including the expenditure on consultation with stakeholders.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1196)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 11):

Regarding the commencement of a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings, what is the manpower of the Department involved in monitoring the study? Has the Department also considered formulating laws to speed up the process of making it mandatory for owners and users of buildings with water seepage problems to stop the seepage and free those affected from the nuisance so caused ?

Asked by: Hon. LAU Wong-fat

Reply:

In 2014-15, the Buildings Department (BD) will commence a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. While BD will engage a consultant to undertake the study, the planning and monitoring of the consultancy study will be absorbed by the existing resources of BD as part of the overall duties in handling reports on water seepage. We are not able to provide a breakdown of the manpower involved solely for this initiative.

Water seepage in private premises is primarily a matter of building management and maintenance which are the responsibilities of property owners. The owners are also responsible for resolving any inter-floor water seepage problems. Hence, if water seepage is found inside a private property, the owner should first investigate the cases and, as appropriate, co-ordinate with the occupants and other owners concerned for repairs. However, where the water seepage poses a public health nuisance, a risk to structural safety of a building or waste of water, the Government would consider intervening and handling the case in accordance with the powers conferred by the Public Health and Municipal Services Ordinance (Cap. 132), Buildings Ordinance (Cap. 123) and Waterworks Ordinance (Cap. 102) respectively. As the existing legislation has already conferred the necessary power on the relevant departments for tackling water seepage cases, the Government has no plan to amend the relevant legislation at the moment.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1197)

Head: (82) Buildings Department

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

Programme: (3) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 12):

Regarding the continuous dissemination of building safety messages to the public and fostering of a building safety culture, how many programmes will the Buildings Department commence and what is the expenditure involved?

Asked by: Hon. LAU Wong-fat

Reply:

In 2014-15, 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 public education activities will include general talks for students and building owners; technical talks and briefings for building professionals and contractors; roadshows, comic drawing and photo competitions, publication of guidelines on the BD's website as well as the BD's new thematic website on building safety; and creating mobile Apps on specific topics such as the Minor Works Control System. The publicity activities will include Announcements in the Public Interest (APIs) on television, radio, buses and trains; short films on building safety; as well as publication of newspaper supplements, pamphlets, booklets and posters.

The related work will be handled by the existing staff resources of the Information Unit (IU) and the Public Education and Publicity Unit (PEPU) of BD. The IU, comprising three Information Officer Grade staff, is responsible for some of the publicity activities as part of their overall duties to handle media and publicity matters. The PEPU comprising four professional and technical staff who are civil service staff and two publicity assistants who are non-civil service contract staff, is responsible for the remaining public education and publicity activities.

The estimated total expenditure for the printing of publicity materials, producing and broadcasting APIs, and employing outsourced contractors and service providers to carry out public education and publicity activities in 2014-15 is $11.3 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1019)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 1):

The Administration plans to have a net increase of 215 posts in 2014-15 including conversion of existing non-civil service contract (NCSC) positions to civil service posts for the continued implementation of the initiatives in enhancing building safety. In this connection, will the Government advise this Committee:

(a) of the number of net increase of posts by grade/rank;
(b) of the estimated number of NCSC positions to be converted to civil service posts, (broken down by grade/rank); and
(c) whether there is any plan to recruit additional NCSC staff in 2014-15 to cope with the increased workload; if yes, of the estimated number of staff to be recruited and the expenditure to be involved?

Asked by: Hon. LEE Cheuk-yan

Reply:

(a) Among the 215 civil service posts to be created in 2014-15, 13 civil service posts are net creation, which comprise three professional posts (Building Surveyor/Structural Engineer posts), nine technical posts (one Senior Survey Officer (Building)/Senior Technical Officer (Structural) post and eight Survey Officer (Building)/Technical Officer (Structural) posts) and one clerical post (one Clerical Assistant post).

(b) Among the 215 civil service posts to be created in 2014-15, 202 posts are converted from non-civil service contract (NCSC) positions comprising 59 professional posts (Building Surveyor/Structural Engineer posts), 115 technical posts (33 Senior Survey Officer (Building)/Senior Technical Officer (Structural) posts and 82 Survey Officer (Building)/Technical Officer (Structural) posts) as well as 28 clerical and other grade posts (23 Assistant Clerical Officer and five other grade posts).

(c) The Buildings Department (BD) will continue to monitor and examine the staffing position and workload of the Department and will consider employing additional NCSC staff as and when necessary to meet service need that is short-term or where the mode of delivery of the service is under review or likely to be changed. BD will ensure that there is sufficient manpower to implement different building safety initiatives and enhance its service to the public.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0908)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 24):

Regarding the Mandatory Building Inspection Scheme, will the Government advise this Committee:

(a) of the number of requests for assistance the Government has received since the implementation of the scheme;
(b) of the number of buildings that have complied with statutory notices of building inspection so far;
(c) of the number of staff in the Department dedicated to assisting building owners to comply with the statutory notices of building inspection under the scheme (e.g. organising briefing sessions, assisting owners of old buildings to convene owners' meetings); and
(d) of the Department's estimated expenditure for assisting building owners to comply with the statutory notices of building inspection in the coming year; whether additional manpower will be deployed; if yes, of the number of additional staff?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

(a) As at 31 December 2013, the Buildings Department (BD) had received over 25 000 verbal and written enquiries or requests for assistance from members of the public about the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS). As BD does not keep separate statistics on the nature of enquiries or requests received, we are not able to provide a breakdown of the requests for assistance related only to the MBIS.

(b) As at 31 December 2013, 126 statutory notices for prescribed building inspection under the MBIS involving 21 target buildings had been complied with.

(c)&(d) The implementation of the MBIS and the MWIS, including the handling of requests for assistance from owners and related public education and publicity work, is carried out by the existing resources of 497 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Public Education and Publicity Unit of BD as part of their overall duties to implement the Department's building safety and maintenance enforcement programme as well as the public education and publicity campaign. In 2014-15, 193 new non-directorate civil service posts, including those converted from existing non-civil service contract positions, will be assigned for enhancing various building safety and maintenance enforcement programmes including the MBIS and the MWIS. We are not able to provide a breakdown of the manpower or expenditure involved solely for assisting building owners to comply with statutory notices under the MBIS.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0909)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 25):

In respect of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), please advise this Committee:

(a) of the numbers of the buildings as listed in the table below:

	Subject to MBIS and MWIS concurrently	Subject to MWIS only
No. of target buildings selected		
No. of buildings issued with pre-notification letters		
No. of target buildings planned to be issued with statutory notices		
No. of target buildings issued with statutory notices		

(b) of the number of staff in the Buildings Department currently dedicated to implement these two schemes, and the number of those responsible for carrying out inspection.

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

(a) The numbers of target buildings subject to the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) as at 31 December 2013 are tabulated below:

	Subject to MBIS and MWIS concurrently	**Subject to MWIS only**
No. of target buildings selected and issued with pre-notification letters (a)	2 525	4 241
No. of target buildings issued with statutory notices (b)	1 240	1 038
No. of target buildings planned to be issued with statutory notices (c) = (a) – (b)	1 285	3 203

(b) The implementation of the MBIS and the MWIS is carried out by 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 Department's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower involved solely with the implementation of the two schemes. Under both schemes, prescribed inspections in respect of buildings and windows shall be carried out by registered inspectors and qualified persons respectively appointed by the building owners while staff of BD will carry out audit checks on their work.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1293)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 41):

As stated in the brief description of its programme, the Department "implemented the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) in 1 576 and 3 943 buildings respectively". In this connection, will the Administration advise this Committee:

(a) of the details of the buildings in Yuen Long District and Islands District covered by the schemes; and

(b) of the progress of the MBIS and MWIS since their implementation and the response to the schemes so far; of the number of cases where owners failed to carry out building or window inspection as required or within the time limit; and whether the Administration would consider amending or reviewing the MBIS and MWIS?

Asked by: Hon. LEUNG Che-cheung

Reply:

(a) The numbers of buildings targeted for prescribed building and window inspection under the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) respectively in Yuen Long District and Islands District in 2013 are tabulated below:

District	No. of target buildings subject to MBIS and MWIS concurrently	No. of target buildings subject to MWIS only
Yuen Long	66	161
Islands	23	148

A list of the buildings issued with statutory notices is available on the Buildings Department (BD)'s website at www.bd.gov.hk.

(b) Statistics on the progress of implementation of MBIS and MWIS as at 31 December 2013 are tabulated below:

	Subject to MBIS and MWIS concurrently	**Subject to MWIS only**
No. of target buildings selected and issued with pre-notification letters	2 525	4 241
No. of target buildings issued with statutory notices	1 240	1 038
	MBIS Statutory Notices	**MWIS Statutory Notices**
No. of statutory notices issued	14 359	121 945
No. of notification of appointment of Registered Inspector/Qualified Person received	411	25 216
No. of certification of completion of prescribed inspection/repair received	126	22 881
No. of statutory notices where owners failed to carry out building or window inspection as required or within the time limit	0*	20 925

* Given the longer specified timeframe for compliance of inspection and repair under a MBIS statutory notice, no statutory notice had yet to expire.

The original target was to select about 2 000 and 5 800 target buildings each year for implementation of MBIS and MWIS respectively. The estimated numbers of statutory notices to be issued in 2013 under the two schemes were 49 000 and 350 000 respectively. The planned progress was not achieved due to the exceptionally heavy workload associated with the implementation of the schemes and substantial efforts spent to attend to an overwhelming volume of public enquiries and requests for on-site briefing sessions from building owners and stakeholders at the initial stage of implementation. Having regard to the present progress and the general views in the community that the pace of implementation of the two schemes should be slowed down to give more time for building owners to understand the new requirements and get prepared, BD will adjust downwards the number of target buildings to be newly selected in 2014 to 1 000 for both schemes. Taking into account backlog cases and buildings to be newly selected, BD plans to issue statutory notices to about 1 800 and 3 300 target buildings in 2014 for implementation of MBIS and MWIS respectively (i.e. 1 800 buildings for implementation of MBIS and MWIS concurrently, and another 1 500 buildings for implementation of MWIS only).

BD will review the progress and implementation details of the two schemes from time to time in the light of experience gained and feedback from stakeholders and the community.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1308)

Head: (82) Buildings Department

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

Programme: (4) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 24):

Asked by: Hon. LEUNG Che-cheung

Regarding the processing time for new buildings, the Department has adopted a new calculation method since 1 November 2013, i.e., the time taken by authorised persons and registered structural engineers to make amendments or furnish particulars will be taken into account in computing the processing time. What are the respective numbers of building plans, applications for consent to commence building works and applications for occupation permits received by the Department from 1 November 2013 up till now; and how many of these applications can be processed within the target processing time set by the Department? What are the reasons for not being able to process the applications within the target time?

Reply:

To facilitate applicants in obtaining approval, if an application can be approved subject to minor amendments or further particulars to be furnished, the Buildings Department allows the authorised person (AP) and the registered structural engineer (RSE) to make such amendments or furnish the required particulars instead of rejecting the application. For the purpose of computing the processing time, before 1 November 2013, these cases were taken to be approved within the target time frame, regardless of the time taken by the AP and RSE to make such necessary amendments or furnish such required particulars. From 1 November 2013 onwards, such time incurred on the part of the AP and RSE has been taken into account in computing the processing time.

Statistics on the processing of applications for approval of building plans, consent for the commencement of building works and occupant permits received between 1 November 2013 and 28 February 2014 are tabulated below:

	No. of applications received	No. of applications processed*	No. of applications processed within the target time frame
Building plan submission	5 639	4 013	3 758
Consent for the commencement of works	4 386	3 466	3 291
Occupant permit	120	89	89

* Applications that were being processed as at 28 February 2014 are not included.

While all disapproval cases were processed within the target time frame, some approval cases required additional processing time beyond the target time frame for allowing the AP and RSE to make minor amendments or furnish further particulars to facilitate approval of the application.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1309)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 25):

From 2011-12 to 2013-14, how many building plans did the Department approve in each year for residential, commercial and hotel developments respectively? What are the number of domestic units, the commercial floor area and the number of hotel rooms involved in these approved plans?

Asked by: Hon. LEUNG Che-cheung

Reply:

The Buildings Department does not keep statistics on the number of hotel rooms, domestic units and commercial gross floor areas of commercial developments with hotel in new building proposals. The other statistics related to new building proposals for residential, commercial and hotel developments approved in 2011-12, 2012-13 and 2013-14 are tabulated below:

	2011-12#	**2012-13**	**2013-14***
No. of residential developments approved	118	41	30
No. of composite developments (partly for commercial use and partly for residential use) approved	82	23	17
No. of commercial developments approved	44	23	16
No. of hotel developments approved	25	11	9
Non-domestic gross floor areas of commercial developments (excluding developments with hotel) approved (m^2)	1 052 000	614 000	285 000

Due to an upsurge in the number of applications received in February and March 2011 before the new measures on gross floor area concessions came into operation on 1 April 2011, the number of developments approved in 2011-12 was substantially greater than that of 2012-13 and 2013-14.

* Statistics up to 31 December 2013.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2390)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 33):

In the aftermath of the building collapse on Ma Tau Wai Road, the Administration stepped up inspection of the safety condition of old buildings across the territory, resulting in a substantial increase in the workload of the staff of the Buildings Department, and some frontline staff members even went on strike some time ago to urge the Administration to increase its manpower. In this connection, will the Administration advise this Committee:

1. of the expenditure on enhancing the safety of old buildings in the past three years, broken down by nature such as inspection, maintenance and publicity; and

2. of the number of staff responsible for inspecting old buildings, broken down by district; and whether the Administration plans to increase its manpower in the next three years to cope with the mounting workload in relation to inspection of old buildings, resulting from the gradual aging of buildings in urban areas; if yes, of the details; if not, the reasons for that?

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

The inspections of the safety conditions of existing private buildings in the whole territory, either in response to reports received from members of the public and other government departments or arising from large scale operations, are carried out by the existing manpower of 576 professional and technical staff in the two Existing Buildings Divisions, the Mandatory Building Inspection Division, and the Minor Works and Signboard Control Section of the Buildings Department (BD) as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are unable to provide a breakdown of the manpower or expenditure involved solely for inspection of the safety conditions of buildings. On the other hand, the Public Education and Publicity Unit of BD comprising four professional and technical staff who are civil service staff and two publicity assistants who are non-civil service contract staff, is responsible for the public education

and publicity activities. The Information Unit of BD, comprising three Information Officer Grade staff, is also responsible for some of the publicity activities as part of their overall duties to handle media and publicity matters.

In 2014-15, 193 new civil service posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Corporate Services Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works (UBWs) and generally UBWs in sub-divided flats as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0387)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 4):

In 2014-15, there will be an increase of 215 non-directorate posts in the Buildings Department. Please advise this Committee:

1. of the five major work areas where more additional manpower will be allocated and the estimated number of additional staff to be allocated to these five work areas; and

2. with widespread public concern over unauthorised building works and the irregularities of building works associated with sub-divided flats, which will result in an increase of reported cases to be handled, whether the Administration has made proper estimation when allocating manpower; if yes, of the details; if not, the reasons for that.

Asked by: Hon. LO Wai-kwok

Reply:

1. Among the 215 new posts to be created in the Buildings Department (BD) in 2014-15, 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works (UBWs) and sub-divided flats (SDFs) as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. The remaining 22 posts will be assigned for strengthening services in the approval of building plans and related applications for private development projects (five posts, comprising two professional staff, two technical staff and one supporting staff) and the Joint Office to tackle reports on water seepage through a "one-stop" approach (17 posts, comprising two professional staff, 12 technical staff and three supporting staff).

2. The handling of reports on UBWs and SDFs, including investigation and follow-up action, is carried out by the 576 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement 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 and SDFs. Whilst the existing professional and technical manpower will continue to be deployed for handling reports on UBWs and SDFs in 2014-15, additional resources as mentioned above will be allocated to enhance BD's building safety and maintenance enforcement programme. We will closely monitor the work progress of handling reports on UBWs and SDFs and the adequacy of resources.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0388)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 5):

The Department indicated that resources would be redeployed to deal with the additional workload arising from the enhanced target for the large scale operation on rectification of irregularities of works associated with sub-divided flats (including those for domestic use in industrial buildings), with the target to be adjusted to 330 buildings per year. In this connection, please advise this Committee:

1. of the average manpower and number of working days required for processing one case under normal circumstances, according to the experience gained in the past two years;

2. why the number of target buildings to be dealt with in 2014 falls below 369, the actual number of buildings dealt with in 2012.

Asked by: Hon. LO Wai-kwok

Reply:

1. In the past three years, the large scale operations (LSOs) on sub-divided flats (SDFs) had been carried out using the resources of 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 BD's building safety and maintenance enforcement programme. We are unable to provide a breakdown of the manpower and working days involved solely for handling LSOs on SDFs.

2. The original target of LSO on SDFs in 2012 was to inspect 200 buildings, including 30 industrial buildings. However, after the fire incident of the hawker stall area at Fa Yuen Street at end 2011, the strategy of LSO was adjusted by taking into account the fire risk that might be brought about by on-street hawker stalls when choosing the target buildings for the operation. As a result, 339 old-style domestic and composite buildings in the vicinity of on-street hawker stalls were selected, together with 30 industrial buildings as originally planned.

To balance the additional workload arising from the increase in the number of target buildings of this LSO from 200 to 369 in 2012, the target of LSO on removal of unauthorised building works (UBWs) on rooftops/flat roofs/yards/lanes was correspondingly adjusted from 500 to 350 buildings and LSO on inspection of dilapidated buildings for issue of repair and investigation orders also ceased since 2013.

In 2013, while the resources from LSO on removal of UBWs on rooftops/flat roofs/yards/lanes were no longer deployed for LSO on SDFs, the resources for the ceased LSO for inspection of dilapidated buildings for issue of repair and investigation orders were continued to be deployed for LSO on SDFs. Therefore, the number of buildings targeted for LSO on SDFs was adjusted to 300, which included 30 industrial buildings.

With additional resources allocated to BD for the enhancement of inspection in industrial buildings to identify SDFs for domestic use therein, the target will be further adjusted to 330 buildings in 2014. As the deployment of the said additional resources will only be available on 1 October 2014, the planned target for 2014 will reduce accordingly to 308 buildings.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0389)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 7):

The Department indicated that it would redeploy resources to enhance the number of target buildings under the large scale operation for removal of unauthorised building works on rooftops, flat roofs, yards and lanes. At the same time, the Department also indicated that the target of the operation would be reduced to 200 in 2014 as resources would be redeployed to clear the backlog of outstanding removal orders. In this connection, please advise this Committee:

1. of the number of backlog cases relating to outstanding removal orders; whether the Department has assessed, in light of the latest redeployment of resources, the time required to more thoroughly deal with the matter; if yes, of the details; if not, the reasons for that; and

2. whether the Department has set up a territory-wide database on unauthorised building works and drawn up a list prioritising the target buildings; if yes, of the details; if not, the reasons for that.

Asked by: Hon. LO Wai-kwok

Reply:

1. As a long-term arrangement, the large scale operation (LSO) on inspection of dilapidated buildings for issue of repair/investigation orders has ceased since 2013 in order to redeploy the resources to deal with additional workload arising from the enhanced target for the LSO on rectification of irregularities of building works associated with sub-divided flats to 300 buildings in 2013 and for the LSO for removal of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes to 600 buildings in 2013. However, the target of the latter operation will be reduced to 200 in 2014 as resources will be redeployed to clear the backlog of some 68 000 outstanding removal orders as an interim arrangement. Additional resources will also be provided in 2014 for forming dedicated backlog clearance teams in order

to clear the outstanding orders in a systematic manner. As the strategy of the backlog clearance teams is being formulated, we do not have an estimate on the time to be taken to thoroughly clear the backlog.

2. A stock taking exercise to record all the UBWs and signboards erected on the exterior of the private buildings was conducted in 2011 and completed in 2012. A repository of the data of the UBWs and the photographic records on building basis has been built up which serves as reference materials for the staff of the Buildings Department in carrying out their daily enforcement operations. The drawing up of target building lists for LSO will take into account the types of UBWs, the number of UBWs in a building and the date of receipt of reports on UBWs from members of the public. Prioritisation mechanisms adopting a risk-based approach are in place for those items of UBWs such as unauthorised structures on rooftop, flatroof, yard and lane which are subject to priority enforcement action under the prevailing enforcement policy.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0390)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 8):

Although the Validation Scheme for Unauthorised Signboards has been fully implemented since September 2013, it is only a voluntary scheme. In this connection, please advise:

1. whether the actual number of unauthorised signboards validated since the implementation of the scheme falls short of the expected outcome; and whether the Administration will step up publicity; if yes, of the details; if not, the reasons for that; and

2. as the Buildings Department stated that it would strengthen enforcement actions against signboards that had not joined the scheme or were ineligible for the scheme, and as I have received complaints from residents about many dangling unauthorised signboards around the area they lived that caused a lot of inconvenience to them and endangered the safety of pedestrians, whether the Department will exercise discretion to speed up action on those cases posing extra risk (e.g. signboards in busy commercial areas, which are likely causes of accidents with casualties); if yes, of the details; if not, the reasons for that.

Asked by: Hon. LO Wai-kwok

Reply:

1. Since the implementation of the Validation Scheme for Unauthorised Signboards (Validation Scheme) on 2 September 2013, the Buildings Department (BD) has received 14 submissions of certification under the Validation Scheme. Whilst there was no specific target on the number of unauthorised signboards validated in 2013, it is estimated that some 1 300 unauthorised signboards will be validated or removed in 2014.

In the light of the newly introduced Validation Scheme, the following publicity measures have been taken to disseminate relevant information to the public and the industry:

(a) a press release was issued on 2 September 2013 to announce the implementation of the Validation Scheme;

(b) a booklet, "Validation Scheme for Unauthorised Signboards", was published in September 2013 to introduce the Validation Scheme. It can be obtained from the BD's offices or downloaded from the BD's website;

(c) relevant general guidelines, technical guidelines and frequently asked questions were uploaded onto the BD's website in September 2013; and

(d) BD has provided 20 briefings to the industry and the public to introduce the Validation Scheme since May 2013 and will continue to provide briefings to the industry and public.

To further step up publicity, BD is in the process of producing an Announcement in the Public Interest to promote the Validation Scheme, which is scheduled to be broadcast in April/May 2014.

2. Upon receiving reports on unauthorised signboards from the public, priority enforcement action will be taken against actionable unauthorised signboards under construction or unauthorised signboards constituting obvious hazard or imminent danger to life or property in accordance with the prevailing enforcement policy against unauthorised building works. BD has also employed outsourced consultants to carry out regular patrol and investigation of reports on unauthorised signboards under construction. BD will continue to take necessary enforcement action against dangerous and abandoned signboards. The number of dangerous and abandoned signboards to be removed in 2014 is estimated to be 1 200.

BD will launch a large scale operation (LSO) in 2014 with the aim of encouraging owners of eligible unauthorised signboards to join the Validation Scheme. Progressive enforcement action will be taken by issuing removal orders against signboard owners who have not joined the Validation Scheme for their unauthorised signboards or whose unauthorised signboards are not eligible for joining the Validation Scheme. BD will take into account the potential risk that the unauthorised signboards pose (e.g. in busy pedestrian area) as one of the criteria in selecting target areas for the LSO. BD plans to issue 300 removal orders and estimates that 1 300 unauthorised signboards will be validated or removed in 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0523)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 41):

Under the programme "Buildings and Building Works", the Buildings Department implemented the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) in 1 576 and 3 943 buildings respectively in 2013. Will the Government advise this Committee:

1. of the respective numbers of pre-notification letters and statutory notices issued to the above target buildings; whether the expected targets were achieved; if not, the reasons for that, and whether shortage of manpower was involved;

2. given that the prescribed inspection targets for buildings participating in the MBIS and MWIS are 2 000 and 5 800 per year respectively, of the reasons for failing to meet these targets in both 2012 and 2013, and whether shortage of manpower was involved;

3. of the additional manpower allocated to implement the MBIS and MWIS in the coming year and the expenditure involved; whether the Administration has assessed the sufficiency of the additional manpower in coping with the working targets in the coming year; whether the backlog accumulated under the schemes can be cleared in the coming year; and

4. of the manpower and expenditure involved in handling public enquiries and holding briefing sessions under the above schemes this year, the number of briefing sessions held, and the number of participants; whether additional manpower will be deployed to handle public enquiries and hold briefing sessions in the coming year; if yes, of the details, the number of briefing sessions to be held, and the manpower and expenditure involved; if not, the reasons for that?

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

(1) and (2)

The Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) were fully implemented on 30 June 2012. The original target was to select about 2 000 and 5 800 target buildings each year for implementation of the MBIS and the MWIS respectively. The estimated numbers of statutory notices to be issued in 2013 under the two schemes were 49 000 and 350 000 respectively. In 2013, the Buildings Department (BD) issued pre-notification letters to 1 576 and 3 943 target buildings selected for implementation of the MBIS and the MWIS, and issued 14 359 and 119 178 statutory notices under the two schemes respectively. The planned progress was not achieved due to the exceptionally heavy workload associated with the implementation of the schemes and the substantial efforts spent to attend to an overwhelming volume of public enquiries and requests for on-site briefing sessions from building owners and stakeholders at the initial stage of implementation. The actual number of statutory notices served under the MBIS was lower than the original estimate also due to a revised interpretation of projections on the exteriors of buildings which, as a resource-saving measure, has the effect of reducing the number of statutory notices required to be served.

(3) and (4)

In 2014, taking into account backlog cases and buildings to be newly selected, BD plans to issue statutory notices to about 1 800 and 3 300 target buildings for implementation of the MBIS and the MWIS respectively (i.e. 1 800 buildings for implementation of the MBIS and the MWIS concurrently, and another 1 500 buildings for implementation of the MWIS only). The implementation of the MBIS and the MWIS, including the related public education and publicity work, is carried out by the existing resources of 497 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Public Education and Publicity Unit of BD as part of their overall duties to implement the Department's building safety and maintenance enforcement programme as well as the public education and publicity campaign. In 2014-15, 193 new non-directorate civil service posts, including those converted from existing non-civil service contract positions, will be assigned for enhancing various building safety and maintenance enforcement programmes including the MBIS and the MWIS. We are not able to provide a breakdown of the manpower or expenditure involved solely for the implementation of the two schemes and handling the related public enquiries and publicity activities. Apart from the provision of manpower resources, BD will continue to streamline operational procedures to improve efficiency and re-prioritise its work with a view to clearing the backlog as soon as possible.

In 2013, about 200 briefing sessions and seminars on the MBIS and the MWIS were organised for building owners and service providers in various districts with over 7 000 participants. In 2014, BD will continue to organise or attend upon invitation briefing sessions and seminars for buildings owners, owners' corporations and the industry to promote the schemes in the community.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1657)

Head: (82) Buildings Department

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

Programme: (5) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 49):

In respect of the scrutiny and approval of building plans for new buildings by the Buildings Department (BD), please advise this Committee:

(1) of the number of new building plan submissions received by BD, the number of new building plans approved, and the number of processed building plans requiring re-submission over the past three years (2011-12, 2012-13 and 2013-14);

(2) of the total number of housing estates, blocks or units involved in the approved new building plans over the past three years (2011-12, 2012-13 and 2013-14);

(3) of the total number of housing estates, blocks or units under construction or completed in relation to the approved new building plans over the past three years (2011-12, 2012-13 and 2013-14);

(4) of the number of cases with approved new building plans found to have been altered without permission over the past 3 years (2011-12, 2012-13 and 2013-14); and

(5) given that new building projects approved in 2014-15 is expected to increase sharply as compared to the previous year, whether the Administration has any plan to increase the staffing provision; if yes, of the details and the expenditure involved.

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

(1) to (3)

The Buildings Department (BD) does not keep statistics on the number of residential estates and domestic units involved in new building proposals. The other statistics related to new building proposals handled in 2011-12, 2012-13 and 2013-14 are tabulated below:

	2011-12	**2012-13**	**2013-14***
No. of new building proposals received	272	282	261
No. of new building proposals approved#	381	187	139
No. of new building proposals disapproved requiring re-submission#	282	197	168
No. of residential blocks approved	1 131	390	539
No. of residential blocks involved in the notification of commencement of superstructure works	169	224	257
No. of residential units involved in the notification of commencement of superstructure works	15 625	10 898	7 898
No. of residential blocks issued with an occupation permit	232	296	466
No. of residential units issued with an occupation permit	6 803	9 767	8 018

* Statistics up to 31 December 2013.

\# As there is a lapse of time between receipt of a new building proposal and completion of processing of the proposal, the number of new building proposals approved or disapproved in a year does not necessarily correspond to the number of new building proposals received in that year.

(4)

A new building cannot be occupied unless it is issued with an occupation permit. Before issue of an occupation permit, the building has to be completed in accordance with the approved plans and in compliance with the Buildings Ordinance. BD does not keep statistics on the number of cases involving building works constructed not in accordance with the approved plans.

(5)

To strengthen services in the approval of plans and related applications for private development projects, five new posts comprising one Building Surveyor, one Structural Engineer, one Survey Officer (Building), one Technical Officer (Structural) and one Clerical Assistant will be allocated to the New Buildings Divisions of BD in 2014-15. The above increase in manpower involves an additional expenditure of about $2 million per annum.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0701)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 47):

It is stated in the Analysis of Financial and Staffing Provision that in 2014-15, there will be a net increase of 215 posts including conversion of existing non-civil service contract (NCSC) positions to civil service posts for the continued implementation of the initiatives in enhancing building safety. Please list the civil service posts to be converted from NCSC positions with the number of each post. What factors have been taken into consideration for the conversion of NCSC positions to civil service posts in the Buildings Department?

Asked by: Hon. POON Siu-ping

Reply:

Among the 215 new civil service posts to be created in the Buildings Department (BD) in 2014-15, 202 posts will be converted from non-civil service contract (NCSC) positions, comprising 59 professional posts (Building Surveyor/Structural Engineer posts), 115 technical posts (33 Senior Survey Officer (Building)/Senior Technical Officer (Structural) posts, 82 Survey Officer (Building)/Technical Officer (Structural) posts) as well as 28 clerical and other grade posts (23 clerical grade and five other grades).

In considering the conversion of NCSC positions to civil service posts, BD has taken into account various factors such as its operational needs, the long term service demand for the NSCS positions and the expiry dates of the contracts of existing NCSC staff, etc. BD will continue to monitor and examine the staffing position and workload of the Department and will consider employing additional NCSC staff as and when necessary to meet service need that is short-term or where the mode of delivery of the service is under review or likely to be changed. BD will ensure that there is sufficient manpower to implement different building safety initiatives and enhance its service to the public.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1579)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 16):

Under this Programme, regarding the implementation of the Mandatory Window Inspection Scheme and the Mandatory Buildings Inspection Scheme, please advise this Committee:

1) of the number of backlog cases relating to the large number of buildings targeted in 2013 but not yet served with inspection notices;

2) of the details of work and timetable, as well as the expenditure and manpower involved in 2014; and

3) given the acute shortage of manpower in the Buildings Department, of the measures to be taken by the Administration to clear the backlog.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

1) The numbers of buildings targeted for prescribed building inspection under the Mandatory Building Inspection Scheme (MBIS) and prescribed window inspection under the Mandatory Window Inspection Scheme (MWIS) in 2013 but not yet served with statutory notices are about 1 200 and 3 500 respectively.

2) & 3) In 2014, taking into account backlog cases and buildings to be newly selected, the Buildings Department (BD) plans to issue statutory notices to about 1 800 target buildings for implementation of the MBIS and the MWIS concurrently and another 1 500 target buildings for implementation of the MWIS only. It is estimated that 21 000 and 175 000 statutory notices under the MBIS and the MWIS will be issued in 2014 respectively. The implementation of the MBIS and the MWIS is carried out by the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement the Department's building safety and

maintenance enforcement programme. In 2014-15, 193 new non-directorate civil service posts, including those converted from existing non-civil service contract positions, will be assigned for enhancing various building safety and maintenance enforcement programmes including the MBIS and the MWIS. We are not able to provide a breakdown of the manpower or expenditure involved solely with the implementation of the two schemes. Apart from the provision of manpower resources, BD will continue to streamline operational procedures to improve efficiency and re-prioritise its work with a view to clearing the backlog as soon as possible.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1580)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 17):

Under this Programme, regarding the large scale operation on removal of large unauthorised signboards targeting at 250 such signboards in 2013, please advise this Committee:

1) of the details of these 250 large unauthorised signboards, including the irregularities, the dates of enforcement, the fees for the removal works, their locations and the types of buildings involved;

2) of the number of large unauthorised signboards still pending removal; and

3) of the expected progress of work in 2014-15.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

1. The 250 large unauthorised signboards issued with removal orders under the large scale operation (LSO) by the Buildings Department (BD) in 2013 included projecting signboards with display areas larger than 20 square metres (m^2), wall signboards with display areas larger than $40m^2$ and signboards with projections over street of more than 4.2 metres from the external wall of a building. These target signboards were unauthorised as they were erected without obtaining prior approval and consent from BD.

BD does not have statistical breakdown on the type of buildings involved. The distribution of the 250 large unauthorised signboards on geographical basis is tabulated as follows:

Area	**Districts**	**No. of large unauthorised signboards targeted for removal**
Hong Kong	Central and Western	23
	Wan Chai	21
	Eastern	26
	Southern	4
	Sub-total	*74*
Kowloon	Kowloon City	35
	Kwun Tong	9
	Yau Tsim Mong	66
	Sham Shui Po	28
	Wong Tai Sin	4
	Sub-total	*142*
New Territories	Islands	0
	North	7
	Sai Kung	0
	Sha Tin	2
	Tai Po	4
	Tsuen Wan	4
	Tuen Mun	0
	Yuen Long	8
	Kwai Tsing	9
	Sub-total	*34*
	Total:	**250**

Under the above-mentioned LSO, BD had issued 250 removal orders and 77 of them had already been removed by the owners by the end of February 2014. We have no information on the removal costs involved. BD will continue to monitor the progress of removal of the remaining targeted signboards.

2. According to the preliminary results obtained from the stock taking exercise recently conducted by BD on the numbers and types of unauthorised building works and unauthorised signboards at the exterior of private buildings, there are a total of about 120 000 signboards in Hong Kong. However, we do not have information on the total number of large unauthorised signboards among these 120 000 signboards.

3. In 2014-15, BD will continue to carry out LSO on removal of unauthorised signboards. In 2014, we estimate that 300 removal orders will be issued against signboards (of large size as mentioned in (1)) ineligible for the Validation Scheme for Unauthorised Signboards (validation scheme) and signboards that are eligible but have not joined the validation scheme. Also, 1 300 unauthorised signboards will be removed or validated under the validation scheme.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1581)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 18):

In 2013, the Administration continued to take enforcement action against unauthorised building works (UBWs). The actual numbers of cases handled were 350 buildings in 2012 and 600 buildings in 2013, and it is expected that the number of cases handled in 2014 will be 200 buildings. Please advise this Committee:

1) of the number of selected target UBWs pending removal up to 2013; and

2) of the enforcement details, timetable, expenditure and manpower involved in view of the much lowered target in 2014 and the large number of UBWs pending removal.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

1. In 2013, the Buildings Department (BD) redeployed resources from another large scale operation (LSO) on inspection of dilapidated buildings for issue of repair or investigation orders to increase the number of target buildings under LSO for removal of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes from 350 to 600. The target of the latter LSO will be reduced to 200 buildings in 2014 as resources will be redeployed to expedite the handling of about 68 000 outstanding removal orders.

2. Apart from LSO for removal of UBWs on rooftops, flat roofs, yards and lanes, BD will continue to take vigorous enforcement action against UBWs associated with sub-divided flats and unauthorised signboards through conducting LSOs. In addition, BD will also continue its enforcement action against UBWs in response to reports from members of the public and other government departments. It is anticipated that 6 000 removal orders will be issued and 17 000 UBWs will be removed or rectified in 2014.

The enforcement action against UBWs is carried out by the existing resources of 576 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower or expenditure involved solely for the enforcement action against UBWs on rooftops, flat roofs, yards and lanes.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1430)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 13):

Asked by: Hon. TO Kun-sun, James

In 2014-15, the Buildings Department will have 215 additional staff members, representing an increase of 16%. What is the related expenditure? What are the duties of these new members of staff ?

Reply:

215 new posts will be created in the Buildings Department (BD) in 2014-15. It is estimated that the salaries provision for these new posts is about $84 million per annum.

Among the 215 new posts to be created in BD in 2014-15, 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Corporate Services Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works and sub-divided flats as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. The remaining 22 posts will be assigned for strengthening services in the approval of building plans and related applications for private development projects (five posts, comprising two professional staff, two technical staff and one supporting staff) and the Joint Office to tackle reports on water seepage through a "one-stop" approach (17 posts, comprising two professional staff, 12 technical staff and three supporting staff).

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1438)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 23):

How many inspections against unauthorised building works were carried out each year by the Buildings Department in the past five years? What were the numbers of removal operations and prosecutions? What was the expenditure involved? What detailed action plans does the Administration have to tackle the above problem?

Asked by: Hon. TO Kun-sun, James

Reply:

The Buildings Department (BD) does not keep statistics on the number of inspections carried out against unauthorised building works (UBWs). However, all reports on UBWs received by BD will be investigated. The numbers of such reports attended to by BD in the past five years are as below:

Year	No. of Reports on UBWs Attended to
2009	25 866
2010	28 613
2011	38 275
2012	44 562
2013	44 512

The number of removal orders issued by BD and the number of prosecutions instigated by BD against failure to comply with removal orders in the past five years are as below:

Year	No. of Removal Orders Issued	No. of Prosecutions Instigated(note)
2009	31 453	3 063
2010	22 903	2 609
2011	9 176	2 264
2012	12 292	2 104
2013	12 005	2 513

Note: As there is a lapse of time between the issuance of removal order and the instigation of prosecution action against failure to comply with the order, the prosecution actions instigated in a particular year may not necessarily arise from the removal orders issued in the same year.

The enforcement action against UBWs is carried out by the existing resources of 576 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower resources involved solely for the enforcement action against UBWs.

The work associated with the instigation of prosecutions is mainly handled by the existing resources of 53 professional and technical staff of the Legal Services Section of BD as part of their overall duties in dealing with all prosecutions and disciplinary proceedings arising from the enforcement work of BD. Staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of 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.

Apart from handling reports on UBWs made by members of the public, BD will continue its enforcement action against UBWs through large scale operations to tackle actionable UBWs in an orderly and systematic manner. BD will also continue its public education and publicity campaign to disseminate messages on building safety and foster a building safety culture in the community, including the risks associated with UBWs and the compliance with removal orders issued by BD.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1173)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 8):

The Department will have a net increase of 215 posts in 2014-15. Please provide a breakdown of these 215 posts by position, terms of appointment, major scope of work or project designated, pay band, and indication of whether they are for new appointment or internal redeployment.

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

Among the 215 new posts to be created in the Buildings Department (BD) in 2014-15, 202 posts are converted from non-civil service contract (NCSC) positions which comprise 59 professional posts (Building Surveyor/Structural Engineer posts), 115 technical posts (33 Senior Survey Officer (Building)/Senior Technical Officer (Structural) posts and 82 Survey Officer (Building)/Technical Officer (Structural) posts) as well as 28 clerical and other grade posts (23 clerical grade and five other grades). The remaining 13 civil service posts are additional new posts which comprise three professional posts (Building Surveyor/Structural Engineer posts), nine technical posts (one Senior Survey Officer (Building)/Senior Technical Officer (Structural) post and eight Survey Officer (Building)/Technical Officer (Structural) posts) and one clerical post (one Clerical Assistant post).

For the professional officers, they are remunerated at Master Pay Scale (MPS) Points 30 – 44. The Senior Survey Officer (Building) and Senior Technical Officer (Structural) are at MPS Points 23 – 29, and the Survey Officer (Building)/Technical Officer (Structural) are at MPS Points 9 – 22. The Clerical Grade Officers are at MPS Points 1- 15, and the remaining officers of other grades are at MPS Points 15 – 44. New civil service appointees will generally be appointed on "New Probationary Terms" for a maximum period of three years. Upon passage of the probation bar, the appointees may be considered for further appointment under the prevailing permanent terms.

Among the 215 new posts to be created in BD in 2014-15, 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Corporate Services Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works and sub-divided flats as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. The remaining 22 posts will be assigned for strengthening services in the approval of building plans and related applications for private development projects (five posts, comprising two professional staff, two technical staff and one supporting staff) and the Joint Office to tackle reports on water seepage through a "one-stop" approach (17 posts, comprising two professional staff, 12 technical staff and three supporting staff).

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2712)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 44):

The Government allocated funds in 2013-14 to commence a consultancy study on the comprehensive review of the Building (Planning) Regulations (Cap. 123F). What are the progress of the study, name of the consultant, consultancy fee, estimated time of completion and publication of the study findings? Will the relevant trades and the public be consulted on the findings? Will the interim findings of the study be published? If yes, when will they be published? Has the Bureau earmarked provision and manpower in 2014-15 to handle the follow-up work arising from the interim findings? If yes, what are the provision and manpower involved?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The Buildings Department (BD) has commissioned Ronald Lu and Partners (Hong Kong) Limited (the consultant) to conduct a consultancy study to comprehensively review the Building (Planning) Regulations (B(P)R) (Cap. 123F) and make recommendations on the planning and design standards of buildings stipulated therein so as to 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.

The study, which commenced in November 2013, is steered by a committee under BD with members comprising representatives from professional institutions, associations of the building industry as well as relevant government departments. While similar to other consultancy studies conducted by BD, it is not planned that the interim findings of the study will be published. The consultant will conduct consultation sessions with stakeholders on the findings and recommendations during the course of study. Under the tentative timetable, we estimate that the study will be completed in 2015.

The contract sum for the consultancy study is $2.38 million and the estimated expenditure for this study in 2014-15 is $0.952 million. No additional manpower in BD will be required as the consultancy study is administered by using the existing manpower resources of the Department.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1481)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 49):

Complaints against the Joint Office for Investigation of Water Seepage Complaints (JO) often blamed the traditional colour dye testing adopted by staff of the JO for failure to identify the source of water seepage.

In the financial years of 2013-14 and 2014-15, did/will the JO adopt infrared ray testing or other more sophisticated technology for testing?

If yes, what are the details? How is the cost compared with infrared ray testing or other new testing methods? Will it cause the JO to apply for additional operational fund? If yes, what are the details?

Asked by: Hon. TSE Wai-chun, Paul

Reply:

There are many different causes of water seepage in buildings. Having regard to the circumstances of individual cases, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department will adopt appropriate non-destructive tests to ascertain the source of water seepage, including a series of moisture level measurements, colour water test at drainage outlets, ponding test for floor slabs, water spray test for walls and reversible pressure test for water supply pipes, etc., which are widely adopted and generally recognised to be direct and effective means of investigating the source of water seepage. Apart from visual inspection, JO staff will, as appropriate, conduct various kinds of investigations and tests with the aid of different equipment, such as moisture meter, ultraviolet torch and fluorescence-enhancing glasses. If necessary, JO staff will collect plaster or seepage samples at the seepage spots for analysis by the Government Laboratory.

JO endeavours to keep abreast with the latest technological developments and is working with the Hong Kong Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the capability of JO in handling reports on water seepage. JO is also making preparation for commissioning a consultancy study on the latest technological methods for identifying the sources of water seepage in buildings.

JO is aware that there is a number of testing equipment available in the market, such as infrared camera and microwave tomography scanning device, which can ascertain the variation in the moisture content of seepage spot. JO has started applying the said equipment for infrared imaging and microwave 3-D moisture modeling on a trial basis to facilitate identification of seepage source in more complicated water seepage cases. As the application of the above technology by JO is on a trial basis, JO is unable to provide an accurate cost comparison at this stage. The associated expense will be absorbed by the estimated expenditure of JO for 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1482)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 48):

My Kowloon East Office often receives complaints about the low efficiency of the Joint Office for Investigation of Water Seepage Complaints (JO), blaming it for failure to solve seepage problems lasting for years and even being unable to identify the source of water seepage.

How many requests for assistance and cases of complaint were received by the JO in 2013-14? What are the number of successfully resolved and unresolved cases? What is the number of long outstanding cases (complaints filed for three to five years but remain unresolved)?

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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15.

JO conducts different tests to investigate the cause and source of water seepage. However, as there are many different causes of water seepage in buildings, there may still be cases where the cause or source of water seepage cannot be established despite extensive practical tests conducted, especially where the seepage is not obvious or only intermittent. In the absence of sufficient evidence which proves that the seepage constitutes a contravention of the relevant legislation, JO cannot take further enforcement or follow-up action on the case.

As JO does not keep statistics on the handling time for reports on water seepage, we are unable to provide the number of long outstanding cases. The relevant statistics on the numbers of water seepage reports received, reports handled, cases with the source of water seepage identified by JO and cases in which the source of water seepage could not be identified and investigation terminated in 2013 are tabulated below:

	2013
Number of reports received [Note 1]	28 504
Number of reports handled	24 856
• Cases screened out [Note 2]	13 062
• Cases with investigations concluded	11 794
- Seepage ceased during investigation	4 766
- Source of water seepage identified	4 692
- Source of water seepage could not be identified and investigation terminated	2 336

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 JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1483)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 50):

What were the staffing provision and total expenditure for the Joint Office for Investigation of Water Seepage Complaints (JO) in 2013-14 and in the previous three financial years?

What are the percentage changes in the staffing provision and estimated total expenditure of the JO in 2014-15? What measures are there to monitor the effectiveness, expenditures and efficiency 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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15. Of the current 64 non-civil service contract (NCSC) positions from BD in JO, 17 will be converted to civil service posts in 2014-15.

The number of staff from BD for the operation of JO and the expenditure for staffing provision and departmental expenses, and for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases from 2010-11 to 2014-15 are tabulated below:

	2010-11	2011-12	2012-13	2013-14	2014-15
Number of professional and technical staff from BD	60	60	64	64	64
Staff cost and departmental expenses ($ million)	16	19	21	23	29 Note (estimate)
Expenditure for engaging outsourced consultants ($ million)	28	23	23	24	24 (estimate)

Note: The increase is mainly due to conversion of 17 NCSC positions to civil service posts.

JO has implemented various measures to monitor and enhance the effectiveness and efficiency 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 Ordinance, and enhancing information management. JO also has internal mechanism to monitor the progress of outsourced consultants' work and the expenditure for engaging consultants.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0935)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 23):

It is stated in the 2014 Policy Address that "the Government is very concerned about the safety issues relating to sub-divided units used for domestic purposes. The Buildings Department (BD) will strengthen its efforts to eradicate sub-divided units in industrial buildings. It will adopt a risk-oriented approach by stepping up its inspection and enforcement actions in industrial buildings more likely to have sub-divided units. BD will step up prosecution action against owners who fail to comply with relevant orders. The Lands Department will also step up its lease enforcement action against non-compliant owners." It is also stated in the Programme of the Estimates that the Administration will increase the number of buildings targeted for inspection to 330 per year. In this connection, please advise this Committee:

(1) of the statistics from 2012, given that in the Programme, it is stated that the Administration will enhance the inspection of sub-divided flats in domestic, composite and industrial buildings, and that the number of target buildings will be increased to 330 per year in 2014-15;

A. Domestic buildings inspected

	Year	Hong Kong Island	Kowloon East	Kowloon West	New Territories East	New Territories West	Total
Number of buildings and total number of units	**2012**						
	2013						
	2014						
Number of sub-divided flats identified	**2012**						
	2013						
	2014						

Number of people involved	**2012**						
	2013						
	2014						
Number of repair/ investigation orders issued	**2012**						
	2013						
	2014						
Number of sub-divided flats with regularities rectified	**2012**						
	2013						
	2014						

B. Composite buildings inspected

	Year	**Hong Kong Island**	**Kowloon East**	**Kowloon West**	**New Territories East**	**New Territories West**	**Total**
Number of buildings and total number of units	**2012**						
	2013						
	2014						
Number of sub-divided flats identified	**2012**						
	2013						
	2014						
Number of people involved	**2012**						
	2013						
	2014						
Number of repair/ investigation orders issued	**2012**						
	2013						
	2014						
Number of sub-divided flats with regularities rectified	**2012**						
	2013						
	2014						

C. Industrial buildings inspected

	Year	Hong Kong Island	Kowloon East	Kowloon West	New Territories East	New Territories West	Total
Number of buildings and total number of units	**2012**						
	2013						
	2014						
Number of sub-divided flats identified	**2012**						
	2013						
	2014						
Number of people involved	**2012**						
	2013						
	2014						
Number of repair/ investigation orders issued	**2012**						
	2013						
	2014						
Number of sub-divided flats with regularities rectified	**2012**						
	2013						
	2014						

(2) of the staffing provision, ranks and expenditure on salaries by district in 2012-13 and 2013-14 related to carring out inspection, enforcement and follow-up rectification action regarding sub-divided flats with irregularities; and

(3) whether the staffing provision and expenditure involved in the above work will be increased in 2014-15.

Asked by: Hon. WONG Kwok-hing

Reply :

The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying irregularities of building works associated with sub-divided flats (SDFs) since April 2011. Up to February 2014, 637 domestic/composite buildings had been inspected by BD and 3 884 SDFs had been identified. As follow-up, 1 421 removal orders had been issued with 394 orders complied with. In addition, LSOs for 2012 and 2013 included 30 industrial buildings per year. All of these 60 industrial buildings have been inspected and 34 domestic SDFs have been identified in these industrial buildings so far. As follow-up, 53 removal orders and discontinuation orders have been issued with 21 orders complied with.

(1) We have not kept, on a geographical basis, statistics on the number of units inspected, number of SDFs identified, number of people involved, number of repair/investigation orders issued and number of SDFs with irregularities rectified for domestic, composite and industrial buildings respectively. However, the distribution of the target buildings of LSOs on geographical basis, up to February 2014, is as follows:

A. Domestic/Composite buildings

	LSO	**Hong Kong Island**	**Kowloon East**	**Kowloon West**	**New Territories East**	**New Territories West**	**Total**
Number of Target Buildings	**2011**	40	8	45	7	16	**116**
	2012	67	0	272	0	0	**339**
	2013	54	16	142	17	41	**270**
	Total	**161**	**24**	**459**	**24**	**57**	**725**

B. Industrial buildings

	LSO	**Hong Kong Island**	**Kowloon East**	**Kowloon West**	**New Territories East**	**New Territories West**	**Total**
Number of Target Buildings	**2012**	0	10	9	2	9	**30**
	2013	4	7	9	1	9	**30**
	Total	**4**	**17**	**18**	**3**	**18**	**60**

(2) In 2012-13 and 2013-14, the enforcement action against irregularities of building works associated with SDFs is carried out by the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are unable to provide a breakdown of the manpower resources involved solely for carrying out enforcement action in relation to SDFs.

(3) Among the 215 new posts to be created in BD in 2014-15, 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Corporate Services Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works and SDFs as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme.

Among the above 193 posts, eight professional and technical staff will be provided to enhance tackling sub-divided cubicles for domestic use in industrial buildings from 1 October 2014 onwards. As for the other posts, as the enforcement action against irregularities of building works associated with SDFs is being carried out by the professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme, we are unable to provide a breakdown of the manpower resources involved solely for carrying out enforcement action in relation to SDFs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0940)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 64):

Under the programme "Buildings and Building Works", the Administration has set lower targets for new buildings in 2014 regarding processing building plans, processing within 28 days applications for consent to commence building works, and processing applications for hoarding permits. Will the Government advise this Committee:

1. of the expenditure and manpower involved in the above work this year; for new buildings, of the number of applications for consent to the commencement of building works processed within 28 days and hoarding permits processed this year;

2. of the reasons for lowering the above targets in the coming year; whether shortage of manpower is involved; whether the Administration will deploy additional resources in the coming year to handle the above work; if yes, of the details and of the expenditure and manpower involved; if not, the reasons for that; and

3. whether lowering the above targets will affect the construction of new buildings; if yes, of the details; whether the Administration has made any assessment; if not, the reasons for that?

Asked by: Hon. WONG Kwok-hing

Reply:

(1)

The existing resources of 180 professional and technical staff in the two New Buildings Divisions (NBDs) of the Buildings Department (BD) are responsible for processing applications for approval of building plans, consent to the commencement of building works and hoarding permits 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 expenditure or manpower involved solely for such work.

(2) and (3)

In 2013, a total of 13 091 applications for consent to the commencement of building works were processed, out of which 13 023 were processed within 28 days. In the same year, 914 hoarding permits were issued or renewed.

To facilitate applicants in obtaining approval, if an application can be approved subject to minor amendments or further particulars to be furnished, BD allows the authorised person (AP) and the registered structural engineer (RSE) to make such amendments or furnish the required particulars instead of rejecting the application. For the purpose of calculating the processing time, before 1 November 2013, these cases were taken to be approved within the target time frame, regardless of the time taken by the AP and RSE to make such necessary amendments or furnish such required particulars. From 1 November 2013 onwards, such time incurred on the part of the AP and RSE has been taken into account in computing the processing time. Therefore, the planned targets in processing various types of applications of less than 100% in 2014 only reflect the revised methodology of computing the processing time, and are not related to manpower adequacy. The progress of construction works of new development will not be affected by the change in the methodology of computing the processing time.

To strengthen services in the approval of plans and related applications for private development projects, five new posts comprising one Building Surveyor, one Structural Engineer, one Survey Officer (Building), one Technical Officer (Structural) and one Clerical Assistant will be allocated to the NBDs of BD in 2014-15. The above increase in manpower involves an additional expenditure of about $2 million per annum.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1042)

Head: (82) Buildings Department

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

Programme: (6) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 115):

In respect of the scrutiny and approval of building plans for new buildings by the Buildings Department (BD), please advise this Committee:

(1) of the number of new building plan submissions received by BD, the number of new building plans approved, and the number of processed building plans requiring re-submission over the past three years (2011-12, 2012-13 and 2013-14);

(2) of the total number of housing estates, blocks or units involved in the approved new building plans over the past three years (2011-12, 2012-13 and 2013-14);

(3) of the total number of housing estates, blocks or units under construction or completed in relation to the approved new building plans over the past three years (2011-12, 2012-13 and 2013-14);

(4) of the number of cases with approved new building plans found to have been altered without permission over the past three years (2011-12, 2012-13 and 2013-14); and

(5) given that new building projects approved in 2014-15 is expected to increase sharply as compared to the previous year, whether the Administration has any plan to increase the staffing provision; if yes, of the details and the expenditure involved.

Asked by: Hon. WONG Kwok-hing

Reply:

(1) to (3)

The Buildings Department (BD) does not keep statistics on the number of residential estates and domestic units involved in new building proposals. The other statistics related to new building proposals handled in 2011-12, 2012-13 and 2013-14 are tabulated below:

	2011-12	2012-13	2013-14*
No. of new building proposals received	272	282	261
No. of new building proposals approved#	381	187	139
No. of new building proposals disapproved requiring re-submission#	282	197	168
No. of residential blocks approved	1 131	390	539
No. of residential blocks involved in the notification of commencement of superstructure works	169	224	257
No. of residential units involved in the notification of commencement of superstructure works	15 625	10 898	7 898
No. of residential blocks issued with an occupation permit	232	296	466
No. of residential units issued with an occupation permit	6 803	9 767	8 018

* Statistics up to 31 December 2013.

\# As there is a lapse of time between receipt of a new building proposal and completion of processing of the proposal, the number of new building proposals approved or disapproved in a year does not necessarily correspond to the number of new building proposals received in that year.

(4)

A new building cannot be occupied unless it is issued with an occupation permit. Before issue of an occupation permit, the building has to be completed in accordance with the approved plans and in compliance with the Buildings Ordinance. BD does not keep statistics on the number of cases involving building works constructed not in accordance with the approved plans.

(5)

To strengthen services in the approval of plans and related applications for private development projects, five new posts comprising one Building Surveyor, one Structural Engineer, one Survey Officer (Building), one Technical Officer (Structural) and one Clerical Assistant will be deployed to the New Buildings Divisions of BD in 2014-15. The above increase in manpower involves an additional expenditure of about $2 million per annum.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1522)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 2):

How many cases of suspected irregularities involving contractors have been received by the Buildings Department since the implementation of the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme? How many of them have been referred to other enforcement departments to follow up and what are the details of these cases?

Asked by: Hon. WU Chi-wai

Reply:

Since the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme (MWIS) in June 2012, the Buildings Department (BD) has received six reports on suspected irregularities involving registered minor works contractors who were appointed as qualified persons (QP) by the relevant building owners to carry out prescribed window inspection and repair under the MWIS. The suspected irregularities reported mainly concerned unnecessary window repair or replacement prescribed by the QP and unreasonable inspection and repair cost. Investigations into these cases are being carried out by BD under the Buildings Ordinance. None of them has been referred to other enforcement departments for follow-up.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1619)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 32):

Regarding the Joint Office for Investigation of Water Seepage Complaints (JO) established by the Department and the Food and Environmental Hygiene Department, please advise this Committee:

1) of JO's statistics on the numbers of water seepage complaints received, cases handled, cases with the source of seepage identified and applications to the court for entry warrants each year from 2012 to 2014;

2) of the general follow-up work for cases where the source of seepage cannot be identified;

3) of the number of prosecutions instigated by JO against owners connected with the source of seepage under the relevant provisions of the Public Health and Municipal Services Ordinance and the number of convictions last year;

4) of the staff establishment and operational expenses of JO each year from 2012 to 2014; whether the Government will conduct a review on the effectiveness and mode of operation of JO and develop improvement measures accordingly; if yes, of the details; if not, the reasons for that;

5) given that the operation of JO will be made permanent as mentioned in the Programme, of the details of the operation, including the estimated manpower and expenditure required; and

6) of the percentage of the expenditure of JO spent on equipment for checking the source of seepage since its establishment; and the estimated expenditure in the past three years for procurement of new equipment to increase the chance of successfully identifying the source of seepage.

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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15. Our reply to the question is set out below.

(1) As JO does not keep statistics on the number of applications to the court for entry warrants, we are unable to provide the relevant statistics. However, the court granted 101 and 64 entry warrants in 2012 and 2013 respectively. The relevant statistics on the numbers of water seepage reports received, reports handled, cases with the source of water seepage identified by JO and cases in which the source of water seepage could not be identified and investigation terminated in 2012 and 2013 are tabulated below:

	2012	**2013**
Number of reports received [Note 1]	27 353	28 504
Number of reports handled	24 553	24 856
• Cases screened out [Note 2]	13 727	13 062
• Cases with investigations concluded	10 826	11 794
- Seepage ceased during investigation	4 810	4 766
- Source of water seepage identified	4 053	4 692
- Source of water seepage could not be identified and investigation terminated	1 963	2 336

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 JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

(2) For a case where the source of water seepage cannot be ascertained, JO in accordance with its established procedures will cease to take further action and will keep the investigation information for further reference. However, the informant may contact JO should the seepage condition deteriorate.

(3) In 2013, JO instigated 96 prosecutions against owners connected with source of water seepage under the Public Health and Municipal Services Ordinance. Among the prosecution cases, there were 50 convictions and four cases were withdrawn. Hearing in respect of the other 42 cases is pending.

(4) In 2012-13 and 2013-14, the operation of JO involved the provision of 64 professional and technical staff from BD and an expenditure of about $23 million and $24 million respectively for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases.

JO has implemented various measures to monitor and enhance the effectiveness and efficiency 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 Ordinance, and enhancing information management. Moreover, the Government has completed a review on the organisation and operation of JO. In addition to making JO permanent, the review concluded that JO should maintain the present organisation and operation in its future delivery of services, and further enhanced measures should be implemented to improve operation of JO. In this connection, JO has launched two performance pledges in connection with water seepage investigation and enforcement action against those cases with confirmed source of water seepage constituting health nuisance.

(5) While the operation of JO will be made permanent in 2014-15, it will continue to deliver services with the present organisation and operation. The operation of JO in 2014-15 will involve 64 professional and technical staff from BD and an estimated expenditure of $24.3 million for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases. Of the current 64 non-civil service contract positions from BD in JO, 17 will be converted to civil service posts in 2014-15. BD will continue to keep in view the manpower requirement for JO.

(6) JO does not keep figures about the expenditure on the procurement of the equipment for investigating the source of water seepage. The investigation for the source 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. The equipment and materials involved mainly include moisture meter, ultraviolet torches, fluorescence-enhancing glasses and colour dyes. While there is no procurement plan for other apparatus and equipment in 2013-14, JO endeavours to keep abreast with the latest technological developments and is working with the Hong Kong Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the capability of JO in handling reports on water seepage. JO is also making preparation for commissioning a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. JO is aware that there is a number of testing equipment available in the market, such as infrared camera and microwave tomography scanning device, which can ascertain the variation in the moisture content of seepage

spot. JO has started applying the said equipment for infrared imaging and microwave 3-D moisture modeling on a trial basis to facilitate identification of seepage source in more complicated water seepage cases.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1620)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 33):

With regard to the enforcement action against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) as mentioned in the programme, will the Government advise this Committee:

1) of the number of houses identified for the First Round Targets for priority enforcement action among the 8 927 surveyed houses, broken down by the 18 administrative districts;

2) of the number of compliance cases among the 161 and 328 removal orders issued to UBWs in NTEHs in 2012 and 2013 respectively, and of any follow-up action regarding the outstanding removal orders;

3) of the manpower and expenditure estimated for the inspection and removal of UBWs in NTEHs that constituted serious contravention of the law and posed higher potential risks to building safety in 2012-13 and 2013-14; and

4) of the manpower and expenditure estimated for the removal of UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety in 2014-15?

Asked by: Hon. WU Chi-wai

Reply:

On 1 April 2012, the Buildings Department (BD) established a dedicated Village Houses Section (VHS) 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.

1. Out of the 8 927 NTEHs inspected in LSO in 2013, BD has identified about 1 000 cases for investigation of First Round Targets. Detailed surveys will be conducted to verify the nature of UBWs before removal orders are issued to the owners of NTEHs concerned. Up to 28 February 2014, 84 removal orders were issued against the confirmed First Round Targets. The distribution of the 84 removal orders issued, broken down by the nine administrative districts in the New Territories, is as follow:

District	**Number of Removal Orders issued**
Northern	0
Yuen Long	18
Tai Po	13
Shatin	19
Sai Kung	16
Tuen Mun	5
Tsuen Wan	5
Kwai Tsing	2
Islands	6
Total:	**84**

2. Of the 161 and 328 removal orders against UBWs in NTEHs issued in 2012 and 2013 respectively, 65 and 20 orders have been discharged in the respective years. If an owner fails to comply with the requirements of a removal order without a reasonable excuse, BD may institute prosecution against the owner under section 40(1BA) of the Buildings Ordinance.

3 and 4. In 2012-13 and 2013-14, the expenditure for VHS was about $22 million and $31 million respectively. The expenditure for hiring consultancy services for LSO to identify First Round Targets and the Reporting Scheme was about $2.2 million and $7.4 million respectively. For 2014-15, the estimated expenditure for VHS is about $30 million, and for hiring consultancy services for LSO to identify First Round Targets and the Reporting Scheme is about $5.6 million. Since the inspection and removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety is part of the overall responsibility of VHS which undertakes the full range of work in relation to the enhanced enforcement strategy against UBWs in NTEHs, BD is unable to provide a breakdown of the manpower and expenditure solely for LSO to identify First Round Targets.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1621)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 34):

Regarding "Operation Building Bright", please advise this Committee:

1. of the information of the 204 buildings aged 30 years or above on which the Department has carried out repairs works on behalf of the owners, including names and addresses of the buildings and the amount of grant for each project, broken down by the 18 districts; and

2. of the information of buildings aged 30 years or above on which the Department plans to carry out repairs works on behalf of the owners in 2014-15, including names and addresses of the buildings and the amount of grant for each project.

Asked by: Hon. WU Chi-wai

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety. There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out the repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in co-ordinating the repair works, such as buildings without OCs. Owners of Category 2 target buildings do not need to apply 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 and the Urban Renewal Authority. Depending on the circumstances, BD will issue statutory repair orders to such buildings to effect the necessary repair works. If the owners of the buildings are unwilling or unable to conduct repair works by themselves, BD will arrange consultants and contractors to carry out the works for the owners in default. However, if the owners or OCs of the buildings are willing to organise repair works voluntarily, they could follow the approach for Category 1 target buildings to carry out repair works.

Our reply to the questions are set out below:

1. In 2013, BD had commenced repair works for 204 Category 2 target buildings. Since the requested details on names, addresses and amount of grant of the assisted buildings, etc. are information related to third parties, BD is not in a position to release such details without the prior consent of the building owners concerned. However, the distribution of these 204 target buildings according to their geographical district is provided below for reference:

District	**Repair works for Category 2 target buildings commenced under OBB in 2013**
Central & Western	6
Wan Chai	1
Eastern	4
Kwun Tong	3
Sham Shui Po	75
Yau Tsim Mong	44
Kowloon City	65
Tsuen Wan	1
Yuen Long	3
North	2
Total	**204**

   Since the repair works of some of the buildings are yet to be completed, the cost of works is not finalised. Besides, the ultimate amount of grant for the Category 2 target buildings may vary and will depend on a number of factors such as the number of applications received for the grants for elderly owner-occupiers and the amount of grants involved, the number of building units based on documentary proofs such as deed of mutual covenants or the Land Registry records, etc. The average amount of fund earmarked for each of the 204 Category 2 target buildings is about $200,000.

2. In 2014, BD targets to commence repair works for about 170 Category 2 target buildings under OBB. As the list of these Category 2 target buildings is not yet finalised, we are unable to provide the requested details at present.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0268)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 25):

Under *Matters Requiring Special Attention in 2014-15* in this Programme, the Administration has indicated that it will continue the planning and commence the design of the advance works and first stage works for the North East New Territories New Development Areas. Will the Administration inform this Committee:

(1) What is the estimated operational expenses involved in 2014-15 for the above matter?

(2) What is the staff establishment and the estimated full-year personal emoluments in 2014-15 for the above matter?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

Operational expenses involved for taking forward the Kwu Tung North and Fanling North New Development Areas (NDAs) are mainly personal emoluments of in-house staff working on the projects. In the Civil Engineering and Development Department, 13 in-house professional staff will be involved to manage the planning and design of advance works and first stage works for the NDAs. The estimated overall personal emolument of these staff in 2014-15 is about $12.6 million. In addition, there are officers at senior management levels overseeing the projects as well as other supporting technical and clerical staff involved. There is no separate breakdown for the personal emoluments of such staff involved solely in the work on the NDAs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2279)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 17):

For development of Lok Ma Chau Loop development, what is the current progress? What advance works will be under planning in 2014-15? What is the expenditure involved?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

The Civil Engineering and Development Department completed the planning and engineering study on the development of Lok Ma Chau Loop (LMCL) in 2013 and will continue the planning of the advance works for the development of LMCL in 2014-15. The advance works will comprise mainly land decontamination, and provision of environmental mitigation measures and temporary construction access for facilitating the implementation of the ensuing site formation and infrastructure works in the LMCL. The estimated expenditure in 2014-15 for the detailed design of the advance works is $2.4 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3089)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 14):

a. In 2014-15, the estimate for the provision of land and infrastructure substantially increases by 17.3% to 4.251 billion compared with the revised estimate in 2013-14 while the estimated area of formed land is 22.2 hectres, comparable to the actual area of formed land in 2013-14; however, and the roads constructed/widened for development increase from 2 613 m in 2013-14 to 9 507 m. Please explain if the substantial increase of 17.3% in the estimated expenditure is mainly due to the increase in the roads constructed/widened.

b. What are the uses of the area of formed land in 2013-14 and the estimated area of formed land in 2014-15? Please list the breakdown of the area of land by land use.

Asked by: Hon. MA Fung-kwok

Reply:

a. The estimate quoted in the question is the operational expenses in 2014-15. The increase in the estimated operational expenses is mainly due to the increased provision for filling of vacancies, salary increments, the net increase of 62 posts and other operating expenses, and is not related to the increase in the length of roads to be constructed/widened in 2014.

b. The area and major land use of land formation in 2013 and 2014 are as follows:

Name of Project	Actual Area of Land Formed in 2013	Estimated Area of Land Formed in 2014	Major Land Use
Development at Anderson Road	11.5 ha	15.6 ha	Public housing development
Area 54, Tuen Mun	4.2 ha	-	

Name of Project	Actual Area of Land Formed in 2013	Estimated Area of Land Formed in 2014	Major Land Use
Wan Chai Development Phase II	0.5 ha	5.3 ha	Open space and transport infrastructure
Kai Tak Development	5.8 ha	1.3 ha	Public/private residential development and Government, Institution or Community facility development
Total	**22.0 ha**	**22.2 ha**	

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2521)

Head: (33) Civil Engineering and Development Department

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

Programme: (8) Advice on Development Proposals

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 48):

Under this Programme, "Advice on Development Proposals", please advise:
1) the manpower establishment and the advisers' identities and backgrounds; and
2) the content, scope, policy of the advice provided.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

1) 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.

2) The requests for advice on development proposals usually came from the Buildings Department, Lands Department and Planning Department. Our advice mainly focused on the engineering aspects of these development proposals for the purpose of improving the environment and the infrastructural support required for such proposals.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1525)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 5):

As the owner of the Ex-Cha Kwo Ling Kaolin Mine earlier objected to the relevant development plan, has the Civil Engineering and Development Department resolved the ownership of the mine and other issues? Is there any amendment to the design of the mine? What are the estimated expenditure and timetable of the relevant design work? What are the expected completion dates of land formation and other advance works for the land to be put on the market?

Asked by: Hon. WU Chi-wai

Reply:

The proposed development of the ex-Cha Kwo Ling Kaolin Mine Site falls within Government land, but will affect an ancestral grave on which a claimant has instituted legal proceedings in the High Court claiming possessory title. The legal proceedings are ongoing, in which the Government is represented by the Department of Justice.

We will keep in view the progress of the legal proceedings when carrying out the design of the site formation and infrastructure works (the Project) to support the proposed development. Design and site investigation works for the Project, at an approved project estimate of about $14.5 million, are tentatively scheduled to commence in mid-2014. The implementation programme is subject to the progress of design, consultation and statutory procedures.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2544)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 49):

Will the Administration inform this Committee of:

(1) the funding and manpower involved in land resumption at Choi Yuen Tsuen in Shek Kong and Chuk Yuen Tsuen in North District, which has caused much dispute in the course of resumption;

(2) the total expenditure on compensation, the number of persons or households compensated, the method(s) of compensation, and the highest, median and lowest rates of compensation for each person/household in the above land resumption exercise?

Asked by: Hon. CHAN Han-pan

Reply:

(1) The land resumption and clearance at Choi Yuen Tsuen in Shek Kong commenced in 2009-10 and was completed in 2011-12. The manpower and the associated funding involved are shown in the table below:

Financial year	Number of staff involved	Approx. funding for staff involved (million)
2009-10	22	$9.19
2010-11	28	$11.27
2011-12	22	$9.94
	Total	$30.4

The land resumption and clearance at Chuk Yuen Tsuen in North District commenced in 2012-13 and is still on-going. The manpower and the associated funding involved are shown in the table below:

Financial year	Number of staff	Approx. funding for staff involved (million)
2012-13	21	$9.23
2013-14	21	$9.56
	Total	$18.79

(2) Up to end of February 2014, the total expenditure for the land resumption and clearance at Choi Yuen Tsuen in Shek Kong and Chuk Yuen Tsuen in North District were about $255.09 million and $194.79 million respectively and are funded under Head 701 of the Capital Works Reserve Fund. The total expenditure incurred includes compensation for the land interest resumed and ex-gratia allowances payable under prevailing policies to eligible occupants affected by the land resumption and clearance. A breakdown of the expenditure incurred is as follows:

(i) Choi Yuen Tsuen in Shek Kong:

	Compensation for land interest resumed (about)	EGAs payable under prevailing policies (about)
Total expenditure	$160.65 million	$94.44 million
Approx. amount per case/person:		
Highest	$22.3 million	$1.46 million
Median	$2.98 million	$0.25 million
Lowest	$0.35 million	$136

(ii) Chuk Yuen Tsuen in North District:

	Compensation for land interest resumed (about)	EGAs payable under prevailing policies (about)
Total expenditure	$172.22 million	$22.57 million
Approx. amount per case/person:		
Highest	$28.62 million	$1.77 million
Median	$2.31 million	$12,478
Lowest	$6,828	$123

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2891)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 53):

Of the residential sites disposed of in the past three years, 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 development permitted under the lease conditions. For those residential sites sold by public sale in the years 2011-12 to 2013-14, the BC period ranges from 48 months to 100 months. During the period from 2011 to 2013, four residential sites sold before 2011-12 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1806)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 661):

Regarding the New Development Areas (NDAs) in the North East New Territories, please advise:

1. whether it is against statutory procedures for the Lands Department (Lands D) to announce the commencement of the freezing survey for the Fanling North and Kwu Tung North NDAs when the overall planning of the project has yet to be approved by the Town Planning Board;

2. whether it is against statutory procedures for the Government to conduct the freezing survey ahead of the announcement by Lands D to resume land under the relevant legislation;

3. the revised provision for the freezing survey in the preceding financial year and the expenditure in the next financial year together with the staffing level involved; and

4. the progress of the freezing survey and its completion date.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

1. and 2. The Lands Department conducted the freezing survey in relation to the proposed Fanling North and Kwu Tung North New Development Areas (NDAs) in early 2014. The conduct of the freezing survey is a standard administrative process in planning development projects requiring land resumption and clearance. It is not against any statutory planning or land resumption procedures. It is in line with the general principle of conducting a freezing survey as soon as practicable after the Government has announced a proposed development project and broadly established the proposed areas to be affected.

3. The freezing survey was conducted within the financial year of 2013-14 through temporary redeployment of existing staff. No separate provision is made in the Estimates for this specific purpose.

4. The freezing survey was completed in January 2014. We are consolidating and verifying the information collected, as well as following up with those occupants who could not be contacted during the survey.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2278)

Head: (91) Lands Department

Subhead (No. & title): (221) Clearance of government land – ex-gratia allowances

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 16):

1. Regarding clearance of government land – ex-gratia allowances, please provide in the table below the projects and expenditures involved in the past three years.

Financial Year	Project	Expenditure involved

2. The expenditure on clearance of government land – ex-gratia allowances is estimated to be $1,089,000 in 2014-15. Please provide in the table below the projects and expenditures to be involved.

Project	Expenditure involved

3. Could the Administration inform this Committee of the basis on which the estimated expenditure of $1,089,000 is made?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

1. The projects and expenditures involved in the financial years 2011-12, 2012-13 and 2013-14 are tabulated below:

Financial Year	Project	Ex-gratia allowances ($ million)
2011-12	(a) Clearance on grounds of slope safety in Tsuen Wan and Kwai Tsing (b) Clearances for improvement works on slopes in Tsuen Wan and Kwai Tsing (c) Clearance for land disposal in Tuen Mun and Yuen Long	0.472
2012-13	(a) Clearance on grounds of slope safety on Hong Kong Island and in Sai Kung (b) Clearance for improvement works on slopes in Tsuen Wan and Yuen Long (c) Clearance for land disposal in Tuen Mun	0.117
2013-14 (up to end of February 2014)	(a) Clearance for environmental improvement on Hong Kong Island and in Kowloon (b) Clearance for improvement works on slopes in Kwai Tsing and Sha Tin (c) Clearance for land disposal in Sha Tin	0.519

2. The provisions of $1.089 million in 2014-15 for ex-gratia allowances payable to persons cleared from government land are listed below:

Project	Ex-gratia allowances ($ million)
(a) Clearance for land disposal in North District and Tuen Mun	0.819
(b) Clearance for environmental improvement on Hong Kong Island	0.030
(c) Contingency to cater for other non-development clearances	0.240

3. The ex-gratia allowances of $1.089 million is estimated having regard to the area of government land to be cleared, the estimated number of structures involved and the estimated number of clearees that will be affected.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2325)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 3):

Will the Government please provide details of the residential sites disposed of in the past five years?

2009-10

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2010-11

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2011-12

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2012-13

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2013-14

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

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
2009-10 Note 6							
1	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 (1 091 Note 7) [30 June 2015]	(b)	GFA of each residential unit shall not be less than 60 m^2.
2	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 (1 091 Note 7) [30 June 2015]	(b)	GFA of each residential unit shall not be less than 60 m^2.
3	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							
4	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)	

5	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.
6	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)	
7	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]	(b)	
8	17 August 2010	KIL 11125 - 204 Argyle Street, Kowloon	Residential	36 630 m^2	$4,100 million (228) [31 March 2016]	(b)	
9	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]	(b)	
10	31 August 2010	NKIL 6306 - 1 Ede Road, Kowloon Tong, Kowloon	Residential	7 197 m^2	$1,285 million (41) [31 March 2015]	(b)	
11	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.

12	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)	
13	3 November 2010	NKIL 6493 - Inverness Road, Kowloon Tong, Kowloon	Residential	21 138 m^2	$2,170 million (134) [31 December 2015]	(a)	
14	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							
15	27 April 2011	KIL 11184 - Ko Shan Road, Hung Hom, Kowloon	Residential	14 262 m^2	$1,525 million (165) [31 December 2016]	(a)	
16	12 May 2011	IL 8963 - Stubbs Road, Hong Kong	Residential	16 800 m^2 [1 500 m^2]	$4,490 million (72) [30 June 2018]	(a)	
17	12 May 2011	NKIL 6498 - Begonia Road, Yau Yat Chuen, Kowloon	Residential	3 417 m^2	$579 million (10) [31 December 2015]	(a)	
18	12 May 2011	Lot 2086 in DD 105 - Ngau Tam Mei, Yuen Long, New Territories	Residential	9 392 m^2	$662 million (67) [30 June 2016]	(a)	

19	9 June 2011	IL 8949 - Borrett Road, Hong Kong	Residential	40 440 m^2	$11,650 million (181) [30 June 2017]	(a)	
20	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]	(a)	
21	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]	(b)	(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.
22	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.
23	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.

24	9 August 2011	STTL 525 - Area 56A, Kau To, Sha Tin, New Territories	Residential	95 826 m^2	$5,500 million (973) [31 March 2017]	(b)	The total number of residential units shall not be less than 970.
25	25 August 2011	IL 8920 - Oil Street, North Point, Hong Kong	Hotel and Residential/ Commercial	70 200 m^2	$6,267.2 million (500) [31 December 2018]	(d)	
26	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 (960) [30 September 2016]	(b)	The total number of residential units shall not exceed 1 010 and shall not be less than 960.
27	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)	
28	6 September 2011	Lot 4309 in DD 124 - Tan Kwai Tsuen Road, Yuen Long, New Territories	Residential	11 192 m^2	$361 million (170) [30 September 2016]	(b)	The total number of residential units shall not be less than 170.
29	4 October 2011	StIL 91 - Hoi Fung Path, Stanley, Hong Kong	Residential	461.4 m^2	$121.1 million (1) [30 June 2016]	(d)	
30	4 October 2011	Lot 1613 in DD 222 - Kap Pin Long, Sai Kung, New Territories	Residential	346.6 m^2	$55 million (1) [31 December 2016]	(a)	
31	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)	
32	8 December 2011	Lot 724 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	2 964 m^2	$176.8 million (28 [Note 8]) [30 September 2016]	(a)	The total number of residential units shall not exceed 14.
33	8 December 2011	Lot 726 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	3 020 m^2	$180 million (28 [Note 8]) [30 September 2016]	(a)	The total number of residential units shall not exceed 16.

34	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 (50) [31 March 2016]	(b)	The total number of residential units shall not exceed 50.
35	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 (590) [31 March 2017]	(b)	The total number of residential units shall not exceed 620 and shall not be less than 590.
36	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 (1 100) [31 March 2019]	(a)	The total number of residential units shall not be less than 1 100.
37	1 March 2012	Lot 676 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential	3 423 m^2	$19 million (60) [30 June 2016]	(d)	
38	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 (118) [31 December 2017]	(d)	
39	22 March 2012	Lot 1588 in DD 243 - Pik Sha Road, Sai Kung, New Territories	Residential	3 046 m^2	$700 million (8) [30 June 2016]	(a)	
2012-13							
40	2 May 2012	RBL 1165 - Near 110 Repulse Bay Road, Hong Kong	Residential	3 906 m^2	$1,668 million (8) [30 September 2017]	(d)	
41	2 May 2012	TMTL 436 - Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	Residential	3 608 m^2	$180 million (15) [31 December 2016]	(a)	

42	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 (312) [30 September 2017]	(b)	The total number of residential units shall not exceed 326 and shall not be less than 310.
43	24 May 2012	STTL 562 - Area 56A, Kau To, Sha Tin, New Territories	Residential	4 680 m^2	$531.5 million (20) [30 September 2016]	(a)	
44	30 May 2012	RBL 1190 - Deep Water Bay Drive, Hong Kong	Residential	23 052.26 m^2	$6,000 million (56) [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]	(a)	
45	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)	
46	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 (700) [31 December 2020]	(a)	The total number of residential units shall not be less than 700.
47	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 (360) [31 December 2017]	(a)	The total number of residential units shall not exceed 378 and shall not be less than 360.
48	30 August 2012	STTL 567 - Area 56A, Kau To, Sha Tin, New Territories	Residential	29 550 m^2	$3,038 million (191) [30 June 2018]	(d)	
49	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 (49) [30 June 2017]	(a)	

50	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 (520) [31 December 2017]	(a)	The total number of residential units shall not exceed 546 and shall not be less than 520.
51	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)	
52	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 (600) [31 March 2018]	(a)	The total number of residential units shall not exceed 630 and shall not be less than 600.
53	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.
54	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.
55	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 (400) [31 March 2019]	(a)	The total number of residential units shall not be less than 400.
56	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)	
57	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)	
58	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.

59	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.
60	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 (1 180) [30 June 2019]	(a)	
61	27 March 2013	STTL 566 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 120 m^2	$1,420 million (Subject to actual design by developer) [30 June 2018]	(d)	
2013-14 (up to 28 February 2014)							
62	10 April 2013	TKOTL 112 - Area 65C1, Tseung Kwan O, New Territories	Residential	52 904 m^2 (45 943 m^2) [6 961 m^2]	$2,449.2 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 655.
63	10 April 2013	TMTL 430 - Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	Residential	1 269 m^2	$53.2 million (Subject to actual design by developer) [30 June 2017]	(d)	
64	5 June 2013	NKIL 6516 - Site 1H1, Kai Tak, Kowloon	Residential	38 855 m^2 (38 077 m^2)	$2,270 million (Subject to actual design by developer) [30 September 2018]	(d)	The total number of residential units shall not be less than 545.
65	5 June 2013	NKIL 6517 - Site 1H2, Kai Tak, Kowloon	Residential	42 925 m^2 (42 066 m^2)	$2,270 million (Subject to actual design by developer) [30 September 2018]	(d)	The total number of residential units shall not be less than 600.
66	14 June 2013	KIL 11228 - Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	Residential	36 022 m^2	$3,829 million (Subject to actual design by developer) [30 September 2018]	(d)	

67	25 June 2013	TKOTL 93 - Area 68B1, Tseung Kwan O, New Territories	Residential	76 276 m^2 (63 125 m^2) [13 151 m^2]	$3,000 million (Subject to actual design by developer) [30 September 2019]	(d)	The total number of residential units shall not be less than 840.
68	25 June 2013	TMTL 434 - Junction of Ka Wo Li Hill Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	Residential	4 494.1 m^2	$156.8 million (Subject to actual design by developer) [31 March 2018]	(d)	
69	10 July 2013	TKOTL 126 - Area 68B2, Tseung Kwan O, New Territories	Residential	79 521 m^2 (65 810 m^2) [13 711 m^2]	$3,670.8 million (Subject to actual design by developer) [30 September 2019]	(d)	The total number of residential units shall not be less than 875.
70	10 July 2013	Lot 750 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	575.2 m^2	$93.5 million (Subject to actual design by developer) [31 March 2018]	(d)	The total number of residential units shall not exceed 5.
71	1 August 2013	STTL 563 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 495 m^2	$1,220 million (Subject to actual design by developer) [31 December 2017]	(d)	
72	1 August 2013	TMTL 435 - Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	Residential	14 806 m^2	$563.2 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 175.
73	4 September 2013	STTL 579 - Area 56A, Kau To, Sha Tin, New Territories	Residential	30 036 m^2	$2,710 million (Subject to actual design by developer) [31 December 2019]	(d)	

74	4 September 2013	YLTL 528 - Tak Yip Street, Tung Tau, Yuen Long, New Territories	Residential	21 515 m^2	$751 million (Subject to actual design by developer) [31 December 2019]	(d)	The total number of residential units shall not be less than 430.
75	18 September 2013	STTL 578 - Area 56A, Kau To, Sha Tin, New Territories	Residential	32 474 m^2	$2,389.9 million (Subject to actual design by developer) [30 June 2019]	(d)	
76	18 September 2013	IL 9049 - Sik On Street, Wan Chai, Hong Kong	Residential	1 040 m^2	$139.9 million (Subject to actual design by developer) [31 December 2018]	(d)	
77	17 October 2013	TMTL 498 - Wu On Street, Area 44, Tuen Mun, New Territories	Residential	Not specified [6 693 m^2]	$551 million (Subject to actual design by developer) [30 June 2019]	(d)	Maximum residential GFA 11 155 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 220.
78	17 October 2013	Lot 1003 in DD 40 - Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	Residential	12 038 m^2	$143 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 240.
79	6 November 2013	Lot 1180 in DD 215 - Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	Residential	16 146 m^2	$850 million (Subject to actual design by developer) [30 September 2019]	(d)	The total number of residential units shall not be less than 270.
80	13 November 2013	Lot 2640 in DD 92 - Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	Residential	51 598 m^2	$2,888 million (Subject to actual design by developer) [30 September 2019]	(d)	The total number of residential units shall not be less than 515.

81	13 November 2013	TLTL 70 - Tsing Lung Tau, Tsuen Wan, New Territories	Residential	12 267 m^2	$500.2 million (Subject to actual design by developer) [31 March 2020]	(d)	The total number of residential units shall not be less than 175.
82	11 December 2013	TMTL 490 - Castle Peak Road, Tai Lam, Tuen Mun, New Territories	Residential	2 665 m^2	$138.8 million (Subject to actual design by developer) [30 September 2018]	(d)	
83	11 December 2013	TMTL 495 - Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	Residential	784 m^2	$60.1 million (Subject to actual design by developer) [31 March 2019]	(d)	
84	15 January 2014	STTL 603 - Lok Lam Road, Fo Tan, Sha Tin, New Territories	Residential	2 499 m^2	$210.1 million (Subject to actual design by developer) [30 September 2018]	(d)	
85	12 February 2014	TMTL 508 - Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [3 109 m^2]	$455.9 million (Subject to actual design by developer) [31 December 2019]	(d)	Maximum residential GFA 18 654 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 370.
86	12 February 2014	TMTL 509 - Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [2 440 m^2]	$430 million (Subject to actual design by developer) [31 March 2020]	(d)	Maximum residential GFA 14 640 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 290.
87	25 February 2014	NKIL 6525 - Kai Tak Area 1I Site 1, Kai Tak, Kowloon	Residential	48 290 m^2	$2,911 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 805.

88	25 February 2014	NKIL 6526 - Kai Tak Area 1I Site 2, Kai Tak, Kowloon	Residential	51 221 m^2	$2,938.8 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 855.
89	25 February 2014	NKIL 6527 - Kai Tak Area 1I Site 3, Kai Tak, Kowloon	Residential	55 819 m^2	$3,923.4 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 930.

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 information from 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 2014 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.

Note 8: The total flat number from a joint-development proposal on Lot 724 in DD 332 and Lot 726 in DD 332.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2326)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 4):

Regarding the administration of temporary use of government land, will the Government inform this Committee of:

(a) the details of government land currently allocated to various government departments on a temporary basis

Name of government department	No. of sites allocated	Total area	No. of sites used for over five years	Total area of sites used for over five years

(b) the details of government land currently let by tender broken down by type of land use

Land use (e.g. fee-paying carparks, open storage, etc.)	No. of sites	Total area	Rent per foot			
			Lowest	Average	Median	Highest

(c) the details of government land currently let by direct grant of short term tenancies broken down by type of land use

Land use (e.g. fee-paying carparks, open storage, etc.)	No. of sites	Total area	Rent per foot			
			Lowest	Average	Median	Highest

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

The responses to the three queries are as follows:-

(a) In 2013, 83.1 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 Department, Leisure and Cultural Services Department, Highways Department, Drainage Services Department, Water Supplies Department, etc. for purposes such as works areas, open space 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 130 allocations to government departments are involved in 2013 and the total number of such allocations in force is well over 1 700, we have not compiled the details of all allocations for the purpose of this reply given the time constraint. In general, these temporary allocations should cease when the sites are no longer required by the concerned bureaux and departments for the designated uses.

(b)&(c) The total area of short term tenancies (STTs) let by tender and by direct grant during 2013 were 42.24 ha and 32.7 ha respectively. Examples of uses include fee-paying carparks, open storage, container storage/handling, workshops for recycling/vehicle repairing/boat building/repairing, concrete production, plant nursery, works areas/sites required for public rental housing/Home Ownership Scheme, and non-profit-making activities by non-profit-making organisations. In general, all STT sites are let at full market rent unless the relevant policy bureau gives support to a concessionary or nominal rent. As over 200 STTs are tendered/granted in 2013 and the total number of STTs in force is well over 5 000, we have not compiled the details of all the STTs for the purpose of this reply given the time constraint.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2334)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 16):

Is it necessary for the Lands Department to increase manpower or change the relevant procedures in tandem with the collection of revenue arising from the Special Stamp Duty, the Buyer's Stamp Duty and the doubling of the ad valorem stamp duty rates by the Inland Revenue Department?

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

As the Lands Department is not involved in the daily work related to stamp duties, there is no need to increase the manpower or change the procedures in relation to the collection of stamp duties by the Inland Revenue Department.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0901)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 17):

It is mentioned in the Budget Speech that, in relation to facilitating the change of use of former industrial sites into commercial use, the Lands Department has approved lease modification or land exchange applications in the past two years that are capable of providing about 250 000 square metres of additional commercial floor area. Could this Committee be provided with a list of the industrial sites applied for change of use in the past two years, the commercial floor area each site will provide, and the number of hectares of land involved?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The additional commercial floor area of about 250 000 square metres mentioned in the Budget Speech in relation to increasing land supply for commercial use comes from nine lease modification or land exchange applications that were approved and executed by the Lands Department (Lands D) in the past two years. Brief particulars of the nine cases are set out in the table below:-

Item	Lot number & Location	Site Area (hectare) (approx.) *(Note 1)*	Transaction Type	Execution date of land document	Permitted use before the land transaction *(Note 2)*	Estimated Net Increase in commercial gross floor area (square metres) *(Note 3)*
1.	NKIL 6333 West Rail - Nam Cheong Station	6.1755	Land Exchange	31 January 2012	Non-industrial	26 660

2.	KIL 11178 Ocean Terminal, Tsim Sha Tsui	3.1750	Land Exchange	12 June 2012	Non-industrial	8 750
3.	YTIL 40 5 Tung Yuen Street, Yau Tong	0.3960	Land Exchange	26 July 2012	Industrial	3 960
4.	IL 8715 Kennedy Road, Wan Chai	0.9840	Land Exchange	24 October 2012	Non-industrial	46 970
5.	KTIL 758 52, 54 and 56 Tsun Yip Street, Kwun Tong	0.2787	Land Exchange	25 October 2012	Industrial	34 480
6.	KTIL 63 10 Shing Yip Street, Kwun Tong	0.1858	Lease Modification	26 October 2012	Industrial	22 880
7.	TWTL 401 West Rail - Tsuen Wan West Station	4.2870	Land Exchange	20 November 2012	Non-industrial	40 000
8.	NKIL 5881 6 Wang Kwong Road, Kowloon Bay	0.2000	Lease Modification	3 April 2013	Industrial	24 580
9.	KTIL 759 180 Wai Yip Street, Kwun Tong	0.3710	Land Exchange	16 May 2013	Industrial	44 520
					Total :	252 800

Note :

1. In land exchange case, the site area refers to that of the new lot.
2. The uses indicated in the table are general descriptions of the broad uses permissible in the old leases before approval of the lease modifications/land exchanges.
3. The gross floor area figure is Lands D's estimate of the additional commercial gross floor area that can be produced as a result of the land transaction.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1316)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 32):

Up till now, how many hectares of government land have been allocated to government departments for temporary use or let out through short term tenancies (STTs); of which, how many are for residential, commercial and hotel uses respectively? How many hectares of government land in Yuen Long and Islands districts have been allocated to government departments for temporary use or let out through STTs, and what are the respective planned land uses?

Asked by: Hon. LEUNG Che-cheung

Reply:

In general, when a government site is not immediately required for permanent use/development, the Lands Department will put the site to appropriate temporary use including allocating the site to various government departments/bureaux by way of Temporary Government Land Allocation (TGLA) or letting out the site on Short Term Tenancy (STT).

The areas of TGLAs and STTs granted in 2012 and 2013 are as follows:-

	2012	**2013**	**Total**
TGLAs area in all districts (hectares (ha))	69.46	83.1	152.56
TGLAs area in Islands District (ha)	9.74	3.16	12.9
TGLAs area in Yuen Long District (ha)	1.05	2.11	3.16
STTs area in all districts (ha)	139.14	74.94	214.08
STTs area in Islands District (ha)	3.89	6.42	10.31
STTs area in Yuen Long District (ha)	8.75	1.12	9.87

For TGLAs granted in 2012 and 2013,

(i) around 4% and 0.4% of the total TGLA areas are zoned for residential use and commercial (including hotel) use respectively under the Outline Zoning Plans ("OZPs"). The majority of these TGLAs were granted for implementation of public

projects such as railway developments and construction of infrastructure;

(ii) most areas of TGLAs in the Islands District do not have any long-term use or are zoned for other specified use; and

(iii) most areas of TGLAs in the Yuen Long District are zoned for green belt, government/institution/community or open space use.

For STTs granted in 2012 and 2013,

(i) around 7% of the total STT areas are zoned for residential use under the OZPs. The majority of these STTs are works sites granted to the Hong Kong Housing Authority for construction of public rental housing/Home Ownership Scheme housing. No STT site is zoned for commercial or hotel use;

(ii) most areas of STTs in the Islands District do not have any long-term planned use; and

(iii) most areas of STTs in the Yuen Long District are zoned for government/institution/ community uses. The only STT site zoned for residential use is a works site granted to Hong Kong Housing Authority for construction of public rental housing.

It should be noted that some of the areas zoned for residential or commercial use may be irregular in shape, scattered, or not suitable for separate alienation, and hence cannot be used for permanent development.

Reply Serial No.

DEVB(PL)161

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1545)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 33):

It is estimated that as many as 3 834 structures will be cleared in programmed development clearances and emergency clearances in 2014, the number of which is far higher than the actual figures in the past. Why is there a substantial increase in the estimated figure? How many development clearances and surveyed squatter structures are involved? How many squatters will be affected?

Asked by: Hon. LEUNG Che-cheung

Reply:

The increase is mainly due to the re-scheduling to 2014-15 of clearance projects originally planned for 2013-14. Within the estimated figure of 3 834, the majority is attributable to 24 development clearance projects under planning, covering an estimated number of about 3 600 surveyed squatter structures. The number of households affected will be ascertained after the completion of pre-clearance surveys prior to implementation of these projects.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1546)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 34):

Given the increase of only 3.7% in the estimated overall provision for the three Programmes in 2014-15, why is there an increase of over 15% in the general departmental expenses under Departmental Expenses from the revised estimate of $151,405,000 in 2013-14 to $174,199,000 in 2014-15?

Asked by: Hon. LEUNG Che-cheung

Reply:
The general departmental expenses will increase from $151.4 million in 2013-14 Revised Estimates to $174.2 million in 2014-15 Estimates. The increase of 15% or $22.8 million is largely due to increased expenditure on salary costs for additional non-civil service contract staff to meet short-term staffing needs. Other additional expenditure items include rental payment and other expenses of new leased offices required for accommodating additional staff.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2537)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 47):

How many pieces of government land in total were returned to the Lands Department by various government departments (such as the Education Bureau, the Housing Department, etc.) from 2011 to 2013? Please provide a breakdown of these sites by location, area and present use (e.g. vacant, sold, leased on short term basis, allocated to other government departments for temporary uses, being rezoned or having been included in the Land Sale Programme) on a yearly basis from 2011 to 2013.

Asked by: Hon. LEUNG Che-cheung

Reply:

In general, government land allocated or provided to other government bureaux or departments (B/Ds) for their use may be returned to the Lands Department (Lands D) for various reasons such as upon expiry of the allocation period or completion of project, when the site is surplus to the need of the B/Ds, or when the site is required to be returned for other purposes, e.g. land sale.

In general, Lands D would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use. Where the long-term use is yet to be determined or is not yet due for implementation, the Department would try to put the site to appropriate temporary use(s), including temporary uses by other government B/Ds or by parties outside the Government through short term tenancies. For individual government sites which are not suitable for substantive development and for which no designated long-term or temporary uses have been identified, Lands D will consider making the sites available for use, upon application, on short term basis for greening and community 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 information is also circulated to the concerned District Councils on a regular basis.

Sites returned to Lands D by other B/Ds would be handled in the manner indicated above. We have not been keeping statistics based on whether individual sites of unallocated government land so handled by Lands D are those returned by other B/Ds.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2049)

Head: (91) Lands Department

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

Programme: (2) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 1.16):

On enforcement in relation to country park enclaves, could this Committee be informed of:

(a) the number of cases of unauthorised developments, pollution or environmental hazards in country park enclaves received or identified in the past five years, the number of cases having been followed up, and the numbers of warnings, prosecutions and convictions initiated by the Department;

(b) the expenditure and manpower involved in handling suspected cases of unauthorised developments in country park enclaves in the past five years and the relevant estimates for 2014-15.

Asked by: Hon. LEUNG, Kenneth

Reply:

(a) In respect of the enforcement work against unauthorised developments in country park enclaves, the Lands Department (Lands D) deals with cases involving unlawful occupation, unlawful excavation and unlawful removal of earth, turf or stone on government land, as well as cases involving breaches of leases concerning private lots. The number of cases in which Lands D has issued warnings, initiated prosecution and brought conviction in the past five calendar years are set out in the table below:

Calendar Year	Number of cases handled	Number of cases in which warnings issued#	Number of prosecutions	Number of convictions
2009	70	56	0	0
2010	70	56	7^	7^
2011	76	68	0	0
2012	95	78	0	0
2013	77	66	4*	0*

Note:

Figures cover both enforcement under the law for offences involving government land and enforcement under the land leases. For the purpose of the above table, "warnings" include verbal and written warnings or statutory notices posted under section 6 of the Land (Miscellaneous Provisions) Ordinance (Cap. 28), whichever are appropriate for the cases in question. As these "warnings" are issued when the irregularities have not been rectified upon inspection by Lands D, the number of warnings issued in a year is smaller than the number of cases handled.

^ Five cases involving unlawful removal of earth, turf or stone and two cases involving unlawful excavation on government land.

* Four cases involving unlawful occupation of government land were all acquitted.

(b) As staff handling suspected cases of unauthorised developments in country park enclaves (which is part of land control and lease enforcement work) also carry out other land administration duties, there is no separate breakdown on the expenditure and manpower involved solely for duties relating to unauthorised developments in country park enclaves.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0330)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 11):

Regarding the changes in the figures of Land Acquisition Indicators under this Programme:

1. Why is there a substantial decrease in the area of land resumed from 55.88 hectares (ha) in 2012 to 3.9 ha in 2013 for Public Works Programme projects?

2. Why is there a decrease in the number of property interests acquired from 1 191 in 2012 to 399 in 2013 for urban renewal projects?

Asked by: Hon. LO Wai-kwok

Reply:

1. The 3.9 hectares (ha) of land resumed in 2013 is to meet the land requirement of projects implemented in 2013. The larger area resumed in 2012 is mainly due to the implementation of major projects such as Liantang / Heung Yuen Wai Boundary Control Point and Associated Works (41.77 ha), Regulation of Shenzhen River Stage Four – river channel and ancillary road works (6.4 ha), Hong Kong – Zhuhai – Macao Bridge Hong Kong Boundary Crossing Facilities (3.03 ha), and Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road (1.17 ha).

2. The reason for the decrease is due to the implementation of five urban renewal projects in 2013 involving resumption of a smaller number of property interests than those of three urban renewal projects in 2012.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0331)

Head: (91) Lands Department

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

Programme: (3) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 12):

Under Matters Requiring Special Attention in 2014-15, it is said that the Government will step up enforcement against unauthorised structures on private agricultural land. In this connection, will the Administration inform this Committee:

1. of the manpower and expenditure involved in 2013-14; the estimated manpower and expenditure to be allocated in 2014-15;

2. of the number of complaints about unauthorised structures received in the past three years by the following categories:

(a) media reports and complaints by members of the public;

(b) referrals from government departments, district councils and rural committees; and

(c) cases identified during inspections by the Lands Department staff and security guards hired by the department;

3. whether the Administration, apart from enhanced publicity, has adopted a more proactive approach, such as enhancing the risk-based inspection programme, to stop and prevent the erection of unauthorised structures on private agricultural land; if yes, of the details, and if no, of the reasons?

Asked by: Hon. LO Wai-kwok

Reply:

1. As staff handling unauthorised structures on private agricultural land (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 for handling the unauthorised structures on private agricultural land. In the Estimates for 2014-15, we have earmarked provisions for the creation of a total of 13 non-directorate posts

amounting to $6.17 million to help step up enforcement action against unauthorised structures on private agricultural land. This will be on top of the existing 81 posts with portfolios covering mainly lease enforcement work (including lease enforcement concerning private agricultural land).

2. Complaints and referrals can come from different sources, including government departments, media and members of the public. Some cases may also be identified by the Lands Department (Lands D) through patrol. A case may be identified through multiple sources. Upon receipt of a complaint/referral or identification of a suspected case, staff of Lands D will conduct site inspections to ascertain if there are breaches of lease conditions. The numbers of cases confirmed to be involving unauthorised structures on private agricultural land in the past three calendar years (2011 to 2013) are 603, 606 and 621 respectively.

3. Lands D will, when exercising its authority under the lease and under relevant legislation, adopt a more proactive approach towards containing the proliferation of unauthorised structures on private agricultural land. For instance, Lands D will draw up new patrol routes for more effective detection of such cases. We will also employ new methodologies such as photogrammetric means to assist the surveillance, identification, measurement and investigation work. For confirmed cases of breach of lease conditions, Lands D will, further to the registration of warning letters at the Land Registry, proceed to take re-entry action if the breach is not purged in good time.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3168)

Head: (91) Lands Department

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

Programme: (4) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 29):

According to the Education Bureau, 49 vacant school premises have been returned to the Planning Department for re-allocation for other uses. Please advise:

a. How many of these vacant school premises have been re-allocated for other uses, and what are the new uses? If re-allocation for other uses has yet to be made, what are the reasons for it?

b. What is the condition of the vacant school premises which have been re-allocated for other uses? Does the re-allocation involve reconstruction and renovation works? If yes, please specify the expenditure and timetable involved.

c. It is mentioned in the Policy Address 2013-14 that suitable vacant school premises will be identified to provide more space for artists. What is the progress of the plan?

d. Will consideration be given to identifying suitable vacant school premises to provide more space for sports associations? If yes, what are the details; if no, what are the reasons?

Asked by: Hon. MA Fung-kwok

Reply:

a. According to the Education Bureau (EDB), as at the position in March 2014, a total of 51 vacant school premises (VSP) sites had been found not suitable for further educational uses. EDB has informed the Planning Department and returned these 51 sites to the relevant departments for consideration of alternative uses in accordance with the established arrangement. Among these 51 VSP sites:

(i) 39 VSP sites fall under the purview of the Lands Department (Lands D), of which 16 VSP sites are wholly or partly on private lots held by the private land owners, meaning disposal of the sites should have regard to the rights of the land owners under the relevant leases. As at the end of

February 2014, five tenancies had been issued to non-profit making organisations for uses such as community and recreation centre, temporary office and training centre, and three government land allocations had been made to government bureau/departments (B/Ds) for other uses. The remaining VSP sites are under application for various uses, such as vocational training centre, museum, community and welfare activities centre, adventure centre and education resource centre or available for application for greening and community purposes.

(ii) Eight VSP sites are within the Housing Department's housing estates, of which three VSP sites had been taken up by different organisations for government, institution or community uses and the remaining VSP sites are proposed for public housing development and other government uses.

(iii) One VSP site is under the management of the Government Property Agency, the building on which has been fully occupied by various departments.

(iv) Three VSP sites remain in possession by EDB, and they will be available for handing over to new users when identified and their applications approved.

b. The above-mentioned VSP sites were allocated to B/Ds or let to the organisations in their existing conditions. Reconstruction and renovation works, if required, would be undertaken by the respective tenants or allocatees. Lands D does not have information on expenditure and timetable involved in the reconstruction and renovation works, if applicable.

c. The Home Affairs Bureau (HAB) advises that the Hong Kong Arts Development Council has been working in collaboration with the Tai Po District Council to plan for the conversion of a school in Tai Po, which will be closed in 2014, into an arts development centre to provide space and facilities for arts groups and artists and to promote culture and arts in the community.

d. HAB is prepared to consider suitable available VSP sites for sports purposes where appropriate.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0338)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 8):

The Lands Department stated that the number of non-directorate posts will be increased by 101 to 4 030 as at 31 March 2015. Please inform this Committee of the nature of work, ranks and salaries of these new posts.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

In 2014-15, there will be a net increase of 101 posts. The composition and salaries of the additional posts are set out below:

Rank	Additional Posts*	Annual Salary Provision Per Post
Senior Estate Surveyor	2	$1,153,800
Estate Surveyor	12	$808,440
Land Surveyor	5	$619,800
Chief Land Executive	1	$960,000
Senior Land Executive	4	$772,920
Land Executive	20	$472,140
Land Inspector I	13	$374,400
Land Inspector II	17	$236,100
Senior Survey Officer (Estate)	3	$494,340

Survey Officer (Estate)	4	$227,460
Senior Survey Officer (Land)	3	$494,340
Survey Officer (Land)	4	$227,460
Senior Technical Officer (Cartographic)	4	$494,340
Technical Officer (Cartographic)	5	$227,460
Senior Survey Officer (Photogrammetric)	1	$494,340
Survey Officer (Photogrammetric)	1	$227,460
Land Conveyancing Officer I	1	$621,900
Land Conveyancing Officer II	1	$374,400
Field Officer I	1	$472,140
Field Assistant	2	$209,820
Accounting Officer II	1	$393,120
Executive Officer I	1	$621,900
Assistant Clerical Officer	1	$222,420
Clerical Assistant	3	$173,520
Total	110*	

* The creation of the 110 additional posts listed above will be partly offset by deletion of nine existing vacancies which do not have to be filled in the short term having regard to prevailing operational needs. The net increase is therefore 101 posts.

Of the 110 posts to be created, 80 will be deployed to support the Government's land development efforts (including site trawling, land disposal, land acquisition and clearances). The remaining posts will mainly be deployed to strengthen our work in lease enforcement including enforcement against unauthorised structures on private agricultural land in the New Territories, tree inspection and general land administration.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0356)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 30):

According to the Administration, flat supply for 2013-14 (from April 2013-Jan 2014) through lease modification/land exchange was only 80, far lower than the original estimate of 3 500. In this connection, will the Administration inform this Committee:

a) the reasons for the much-lower-than-expected figures concerning flat supply through lease modification/land exchange for 2013-14; and

b) since an annual provision of HK$4.937 million has been allocated to the Lands Department for the creation of eight additional posts for four years from 2013-2014 to 2016-2017 to speed up the processing of lease modification applications, whether the additional resources have sped up the processing time of lease modification applications;

c) what efforts will be made by the Administration for 2014-15 to facilitate flat supply from the source of lease modification/land exchange?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

a) The estimated flat number through lease modification/land exchange depends on the scale of development involved in the lease modifications/land exchanges concluded during the year in question. The time required for processing and concluding lease modification/land exchange applications depends on progress of the various aspects, such as finalisation of development parameters and other terms in the leases, resolution of technical constraints, negotiations on premium, etc. It is an interactive and dynamic process during which the applicants' development proposals and decisions may also be influenced by the market.

b) The annual provision of $4.937 million allocated to the Lands Department (Lands D) is used 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 have strengthened the manpower deployed for processing lease modification/land exchange applications. While the additional resources have provided relief and helped us discharge the processing work more efficiently, given the nature of the process as set out in (a) above, the effectiveness may not be readily quantifiable in numerical terms.

c) Lands D has been rationalising the land administration processes in consultation with stakeholders. The efforts will continue, including the consolidation/revision of practice notes on giving approvals under lease. The Government will also introduce a Pilot Scheme for Arbitration on Land Premium to facilitate early agreement on land premium payable for lease modifications/land exchanges.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0413)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 44):

As mentioned by the Chief Executive in this year Policy Address, the Government will introduce the Pilot Scheme for Arbitration on Land Premium to facilitate early agreement on land premium payable by way of arbitration. Will the Administration inform this Committee of the resources and manpower deployed to realise this policy initiative? Please also provide the scale, timetable and other details for the said Pilot Scheme.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Lands Department is working with the Development Bureau, the Department of Justice and other relevant departments on the implementation details of the Pilot Scheme for Arbitration on Land Premium. Our target is to announce the arrangements around mid-2014. In formulating implementation arrangements, particular attention will be given to the scope, timeframe and resource requirements. Reference will also be made to relevant existing arbitration regulations and guidelines in Hong Kong.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1433)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 18):

Would the Administration provide a breakdown of the land resumed under the Lands Resumption Ordinance by area and number of sites in each of the past five years? For the 4.03 hectares of land resumed in 2013, where are they located? What were the original uses of the land and what development project(s) will be carried out in the future?

Asked by: Hon. TO Kun-sun, James

Reply:

The Administration resumes land under different ordinances, depending on the context of resumption. As far as resumption under the Lands Resumption Ordinance (Cap.124) (LRO) is concerned, a total of about 7.36 hectares (ha) of land were resumed over the past five years for implementation of six public works projects as tabulated below-

Year	Number of projects involving resumption under the Lands Resumption Ordinance	Area resumed (ha) under the Ordinance
2009	3	3.97
2010	1	1.95
2011	0	0
2012	2	1.44
2013	0	0

The 4.03 ha of land resumed in 2013 were all resumed under ordinances other than LRO. The locations, uses before resumption and the proposed public works prompting the resumption are as follows-

Location	Approx. area resumed (ha)	Status/Uses of land before resumption	Proposed works
Kowloon East	0.004	Slope	Pedestrian linkage and ancillary works
Sai Kung	0.130	Agricultural use	Road works
Sha Tin	0.053	Access road, footpath and garden	Sewerage, road and ancillary works
Tai Po	1.161	Village tracks, open space and agricultural use	Sewerage, road and ancillary works
	1.918	Agricultural use, Village Type House, and open space	Road works
North	0.067	Open space, car parking and access road	Sewerage, road and ancillary works
Tuen Mun & Islands	0.620	Private access road	Road works
Islands	0.077	Agricultural use	Sewerage, road and ancillary works

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1187)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 22):

Given that 101 non-directorate posts will be created in the Lands Department in 2014-15, please provide a breakdown of these posts by post, terms of appointment, major duties or designated project(s) and pay band, and indicate whether the posts are newly created or internally deployed.

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

In 2014-15, there will be a net increase of 101 posts. The composition and salaries of the additional posts are set out below. These are new posts to be filled by officers employed on civil service terms.

Rank	Additional Posts*	Annual Salary Provision Per Post
Senior Estate Surveyor	2	$1,153,800
Estate Surveyor	12	$808,440
Land Surveyor	5	$619,800
Chief Land Executive	1	$960,000
Senior Land Executive	4	$772,920
Land Executive	20	$472,140
Land Inspector I	13	$374,400
Land Inspector II	17	$236,100

Senior Survey Officer (Estate)	3	$494,340
Survey Officer (Estate)	4	$227,460
Senior Survey Officer (Land)	3	$494,340
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Technical Officer (Cartographic)	5	$227,460
Senior Survey Officer (Photogrammetric)	1	$494,340
Survey Officer (Photogrammetric)	1	$227,460
Land Conveyancing Officer I	1	$621,900
Land Conveyancing Officer II	1	$374,400
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Executive Officer I	1	$621,900
Assistant Clerical Officer	1	$222,420
Clerical Assistant	3	$173,520
Total	110*	

* The creation of the 110 additional posts listed above will be partly offset by deletion of nine existing vacancies which do not have to be filled in the short term having regard to prevailing operational needs. The net increase is therefore 101 posts.

Of the 110 posts to be created, 80 will be deployed to support the Government's land development efforts (including site trawling, land disposal, land acquisition and clearances). The remaining posts will mainly be deployed to strengthen our work in lease enforcement including enforcement against unauthorised structures on private agricultural land in the New Territories, tree inspection and general land administration.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1193)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 30):

In 2014-15, what amount of resources and manpower will the Lands Department deploy to strengthen land control and lease enforcement work? How much of the resources and manpower will be spent on the enforcement against unauthorised structures on private agricultural land? What are the changes in resource and staffing arrangements as compared with 2013-14? In 2013-14, on how many occasions was enforcement action taken against unauthorised structures on private agricultural land? How many pieces of agricultural land were involved? How many unauthorised structures were affected and how large in size were the structures? How many occupiers were affected and what was the rehousing arrangement? What is the estimated number of such enforcement actions to be taken in 2014-15? How many unauthorised structures will be targeted and how many occupiers are expected to be affected?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

In 2013-14, government land control work is mainly put under the portfolio of 213 posts, involving staff cost of $78.06 million. These posts will continue to be deployed on this aspect of work in 2014-15, involving an estimated staff cost of $80.96 million.

In 2013-14, lease enforcement work is mainly put under the portfolio of 81 posts, involving staff cost of $31.08 million. These posts will continue to be deployed on this aspect of work in 2014-15, involving an estimated staff cost of $32.21 million. As enforcement against unauthorised structures on private agricultural land is part of the lease enforcement work, there is no separate breakdown on the number of staff and staff cost deployed solely for this particular type of cases. Apart from these 81 posts, in the Estimates for 2014-15, we have earmarked provisions for the creation of a total of 13 non-directorate posts amounting to $6.17 million to help step up enforcement action against unauthorised structures on private agricultural land.

In the calendar year of 2013, there were a total of 528 cases involving 537 agricultural lots with warning letters issued against the unauthorised structures. The Lands Department has no readily available information on the details of the number and size of the unauthorised structures involved. Until the Department proceeds to re-enter the land, the lots would remain private agricultural land and it remains the responsibility of the lot owners concerned to purge the breaches by vacating and removing the unauthorised structures.

The Department will step up enforcement action against unauthorised structures on private agricultural land by various measures including, amongst others, demolition of structures under construction and proceeding with re-entry if breaches are not purged in good time after registration of warning letters in the Land Registry. It is too early to assess how the stepped up action would impact on the number of new cases and the total number of cases requiring follow up action in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1194)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 32):

In respect of streamlining and expediting the processing of lease modifications, land exchanges and premium assessments:

1. What are the estimated staffing level and expenditure required for the work in 2014-15? What are the changes as compared with 2013-14?

2. Has any specific target been set for the work? If yes, what are the details and to what extent, by estimation, will the processing of lease modifications, land exchanges and premium assessments be enhanced in 2014-15? If no, what are the reasons?

3. It is mentioned in this year's Policy Address that a Pilot Scheme for Arbitration on Land Premium will be introduced. What is the progress of implementing the Scheme? When will it be introduced at the earliest? Has the Department reserved any provision and manpower to take forward the Scheme after its introduction? If yes, what are the details; if no, what are the reasons?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

1. The processing of lease modification and land exchange applications and premium assessments cuts across different offices in the Lands Department (Lands D). Some staff work on the relevant areas full-time while others as part of their overall duties. We do not have a precise estimate on the number of staff and expenditure involved.

2. In general, Lands D's target is to issue provisional basic terms offer or provide an indication of in-principle agreement in respect of lease modification/land exchange applications within 22 weeks upon receipt of a valid application (if the application is not rejected). As our staff are also dealing with other types of work which include the handling of a considerable number of land sale sites in 2014-15, we do not anticipate adjustment of this target.

3. Lands D is working with the Development Bureau and the relevant departments including the Department of Justice to map out the implementation details for the Pilot Scheme for Arbitration on Land Premium. The target is to announce the arrangements around mid-2014. We will give due consideration to the resource requirements having regard to those implementation arrangements.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2702)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 33):

Given the failed tenders of the property development projects of the MTR Corporation Limited in recent years, what measures will be taken by the Lands Department in 2014-15 to enhance the monitoring of the tenders of these projects, and will additional resources and manpower be involved? If yes, what are the details? Apart from monitoring, what specific measures will the Government take to prevent similar failed tenders in the future?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The tender exercises for the MTR Corporation Limited (MTRCL)'s own property development projects are managed and conducted by MTRCL but not by the Lands Department (Lands D). MTRCL's tenders may contain terms and conditions other than those prescribed by the Government for the land grant. We note that there can be many reasons affecting the market response such as the bidders' development strategy, outlook for the property market, commercial considerations, etc. Lands D will continue to use its existing resources to closely liaise with MTRCL on the timely delivery of the latter's property development projects and ensure that the terms and conditions of the land grants will be available timely to MTRCL to facilitate its tendering of the projects.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2703)

Head: (91) Lands Department

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

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 34):

Has any specific target been set in respect of the enhancement of the Land Information System (LIS)? If yes, what are the details? What specific measures will be adopted in 2014-15 to achieve the targets? What are the respective details, costs and manpower involved as well as implementation timetables for these measures? What impact is the enhancement of LIS expected to 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 in 2014-15? If yes, what are the details, costs and number of target trainees; and what are the changes in these aspects vis-a-vis 2013-14? If no, what are the reasons?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

To continuously enhance the functions of Land Information System (LIS) and enrich its data contents for maintaining the digital maps and land boundary database, the Lands Department (Lands D) targets to supply other government departments and the public with new digital maps in different data formats for meeting contemporary needs. To this end, the Department is preparing for the implementation of a Geospatial Data Conversion Suite (GDCS) which is targeted to be completed in October 2014.

Upon production 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 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. It is anticipated that the newly converted GDCS land boundary and mapping data will be made available to digital map users in October 2014. Lands D will use existing resources to manage the enhanced LIS.

Apart from providing general training on the operation of LIS to both professional and technical grade staff in Lands D, the GDCS contractor will provide system training in 2014-15 to about 20 staff members of Lands D who are directly responsible for the operation and administration of GDCS, in accordance with the training plan drawn up earlier.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2704)

Head: (91) Lands Department

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

Programme: (3) Legal Advice

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 35):

In 2013-14, the Lands Department contracted out to private firms the processing of applications for approval of Deeds of Mutual Covenant (DMCs), title checking and related legal work for payment of compensation for land resumption. Regarding these three outsourced jobs, what are the caseload, the average processing time, the expenditure required for outsourcing, and the additional resources and manpower required to take over uncompleted or default cases unacceptable to the Government respectively? What are the estimated changes in these figures in 2014-15? Has the department regularly reviewed the performance of the solicitor firms to which these jobs are outsourced, the outsourcing mechanism and the effectiveness of the mechanism? If yes, what are the findings and the corresponding measures? Is the department satisfied with the performance of the solicitor firms? If no review has been conducted, what are the reasons and will such reviews be conducted in future?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

The Legal Advisory and Conveyancing Office (LACO) of the Lands Department contracted out two categories of work in 2013-14, one for the processing of applications for approval of Deeds of Mutual Covenant (DMCs), and the other for conducting title checking and related legal work for payment of compensation in relation to land resumption.

In 2013-14, LACO contracted out to private solicitor firms the processing of 12 DMCs, representing 15% of 80 DMCs being considered by the Government for approval. A total of $203,000 was earmarked for this contracting-out activity in that financial year. The average processing time for the DMCs approved in 2013-14 through contracting-out is 20.98 months per case. There was no uncompleted or default cases of contracted-out DMCs taken over by the Government. It is anticipated that there will be a slight increase in the number of cases to be contracted-out in 2014-15, involving an estimated provision of $391,000.

Regarding title checking and related legal work for land resumption, in 2013-14 LACO contracted out to private solicitor firms 792 cases, representing 61.88% of 1 280 cases being processed. A total of $1,213,000 was earmarked for this contracting-out activity in 2013-14. The average time for completion of work by the contracted-out firms is three months per case. Two contracts had not been completed by the contracted-out firms upon expiry of contract in 2013-14. Follow-up action was absorbed internally by LACO with no additional resources incurred. In 2014-15, LACO intends to contract out a similar volume of title checking work and the provision earmarked for this contracting-out activity is similar to that in 2013-14.

All solicitor firms in Hong Kong will be invited, through the Law Society of Hong Kong, to express interest in providing services for the two areas of work. Solicitor firms having expressed an interest and fulfilled the prequalification criteria prescribing the minimum requirements for firm's setup and relevant experience will be retained for submission of quotation when the need to provide a service arises. Selection of successful firms for provision of service on individual cases is based primarily on the competitive price quoted. At present, nine solicitor firms are retained by LACO for contracting-out DMCs and 17 firms for title checking and related work for land resumption. The lists of firms retained are reviewed periodically.

LACO regularly reviews the performance of contracted-out firms in terms of the quality of their work, their efficiency in processing a case and their responsiveness to the Government's instructions and clients' needs. LACO is generally satisfied with the performance of the contracted-out firms. LACO also from time to time and whenever necessary reviews the mechanism in contracting-out, resulting in streamlining of procedures and the bringing in of more expertise from the private sector. Based on these reviews, LACO is satisfied that the contracting-out of DMCs and title checking and related legal work will continue to provide effective relief to LACO.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2199)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 42):

In 2014-15, 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. What are the details and the estimated expenditure involved? Following the implementation of the streamlining measures, to what extent is the processing time of the applications expected to be shortened as compared with the original performance measures?

Asked by: Hon. YICK Chi-ming, Frankie

Reply:

The Lands Department (Lands D) will continue to rationalise land administration processes in consultation with stakeholders. The Government will also introduce a Pilot Scheme for Arbitration on Land Premium to facilitate early agreement on land premium payable for lease modifications/land exchanges.

The processing of lease modification/land exchange applications and applications in respect of revitalisation of industrial buildings, as well as the premium assessments, cut across different offices in 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.

In general, Lands D's target is to issue provisional basic terms offer or provide an indication of in-principle agreement in respect of lease modification/land exchange applications within 22 weeks upon receipt of a valid application (if the application is not rejected). As our staff are also dealing with other types of work which include handling of a considerable number of land sale sites in 2014-15, we do not anticipate adjustment of this target. Moreover, given the interactive and dynamic process in handling lease modification/land exchange applications during which the applicants' development proposals and decisions may be influenced by the market, the effectiveness of streamlining measures may not be readily quantifiable in numerical terms.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0040)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 302):

The Financial Secretary said that the Government had identified 150 sites for residential use. Please provide the relevant information in the following table:

	Location	The District Council concerned	Site area	Existing land use and site condition (e.g. whether there are buildings, whether the site is formed)	Land use specified in the Outline Zoning Plans	The government departments concerned before the site is rezoned for housing use	The date that the site is to be handed over to the Development Bureau	The number of units that can be provided	Planned for public or private housing development
1.									
2.									
3.									
…									
150.									

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. These sites are currently mainly zoned "Green Belt", "Government, Institution or Community", "Open Space" or "Residential" on the outline zoning plans. The details of the individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans. Their distribution by districts is shown in the table below:

District	No. of Sites	Estimated No. of Flats
Central and Western	2	2 700
Wan Chai	-	-
Eastern	5	3 300
Southern	14	10 400
Kowloon City	8	5 100
Kwun Tong	13	16 000
Wong Tai Sin	1	1 900
Yau Tsim Mong	-	-
Kwai Tsing	12	12 000
Sham Shui Po	1	1 100
Tsuen Wan	7	6 700
North	6	19 500
Sha Tin	11	8 100
Tai Po	23	27 600
Tuen Mun	22	32 600
Yuen Long	14	42 000
Sai Kung	12	25 300
Islands	1	1 000
Total	**152**	**~210 000**

We estimate that about 23 sites, 33 sites and 96 sites may be made available in the periods of “2014-15”, “2015-16”, “2016-17 and after” respectively. The estimated number of flats and availability year may be subject to change depending on the technical assessments for the individual sites and the progress of the relevant procedures. The rezoning work has already commenced since early 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0041)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 303):

1. In 2013-14, how many sites originally reserved for educational use were rezoned for residential use? Please provide the details in terms of their location and area.

2. What was the mechanism involved for rezoning those sites for residential use? What were the administrative procedures required, and the amount of expenditure involved?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. Sites rezoned for residential use within 2013-14 (up to the end of February 2014) did not involve any site originally reserved for educational purpose. In 2012-13, three sites that were vacant school/education institution sites released by the Education Bureau, were identified for rezoning for residential use. They were the former Kin Tak Public School site in Kwu Tung South, the former Peng Chau Chi Yan Public School (northern portion) site in Peng Chau, and the former Lee Wai Lee Campus site (southern portion) in Kowloon Tong (rezoning procedure not yet completed). During recent rounds of consultation, different quarters of the community have requested the Government to strengthen support for special education development. In this connection, the Government will carefully study the feasibility of using the former Lee Wai Lee Campus site (southern portion) for special school development. This site has not been rolled over to the 2014-15 Land Sale Programme.

2. Sites specifically reserved for educational purpose are normally zoned "Government, Institution or Community" (GIC) on the relevant outline zoning plan (OZP). Their change to residential use would require amendment to the OZP in accordance with the provisions of the Town Planning Ordinance. The OZP amendment process is a statutory process which involve plan exhibition, hearing of representations/comments, and submission of OZP amendment to the Chief Executive-in-Council for approval. If it is confirmed that (a) a site reserved for educational purpose is no longer required for that purpose, or the site has no development programme but a replacement site will be identified elsewhere; and (b) the site will not be required for any other GIC purpose, the Planning Department (PlanD) will consult the relevant government departments and

assess the technical suitability of the site for alternative use including residential development, and prepare the plan amendment as appropriate. The District Councils will also be consulted on the rezoning proposal. After obtaining the agreement from the Town Planning Board (TPB), the zoning amendment will be gazetted for public representations and comments. The TPB will then hear the representations and comments before submitting the plan and representations and comments to the Chief Executive-in-Council for approval. Throughout the process, PlanD serves as an executive arm of the TPB and prepares the TPB and Executive Council submissions. The whole plan amendment procedure will be undertaken using PlanD's in-house resources and no extra expenditure is involved.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0043)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 305):

Regarding the planning of land resources of the Bureau, please provide details of the land currently reserved for education purpose, including the location, size and planning intention (e.g. primary schools, secondary schools, international schools, etc.). Does the Government has the intention to negotiate with the Education Bureau in reallocating such resources, so that some of the land can be handed over to the Development Bureau for other uses? What are the details?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

As at March 2014, there are a total of 81 sites (mainly zoned "Government, Institution or Community") that are reserved for educational use on the respective outline zoning plan. A breakdown of the 81 reserved school sites by district, with their planned use and their respective areas is below:

District	Primary	Secondary	Primary or Secondary	Others	Area (m^2)
Central and Western	1				5 800
Eastern	3	1	1		29 000
Kowloon City	5	2	2	1 (Special School)	70 000
Kwun Tong	3	1		2 (Special School)	41 600
Sham Shui Po	5			1 (Special School)	32 900
Kwai Tsing		2			13 800
Tsuen Wan	1				5 800
Islands	1	1	2		24 300
Sai Kung	3	3		2 (International School)	55 200
Sha Tin	2	1			19 000
Tai Po	1	1		1 (International School)	18 700

North	15	7		1 (International School)	187 800
Tuen Mun	1	2		1 (Special School)	22 700
Yuen Long	3	1	1		31 700
Total	**44**	**22**	**6**	**9**	

The planned use of each school site is subject to change in response to the need of the school building programme.

If it is confirmed with Education Bureau that (a) a site reserved for educational purpose is no longer required for that purpose, or the site has no development programme and a replacement site will be identified elsewhere; and (b) the site will not be required for any other government, institution or community purpose, the Planning Department will assess the suitability of the site for alternative use (including residential development) in consultation with other government bureaux/departments, and prepare relevant plan amendment as appropriate. The District Councils will be consulted on the rezoning proposal.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0107)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 307):

1. For how many country park "enclaves" will the Planning Department prepare Development Permission Area plans in the coming year? Please provide the locations of these "enclaves".

2. When does the Government expect to cover all suitable "enclaves" by statutory plans? Will the Department allocate additional resources for this task in order to protect the "enclaves" from being damaged? What are the details?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Planning Department (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. Up to 21 March 2014, 20 Development Permission Area plans covering 28 enclaves (including Tai Long Sai Wan which was subsequently included into the Sai Kung East Country Park on 30 December 2013) have been gazetted. Work on the remaining enclaves deemed suitable to be covered by statutory town plans will be completed in 2014. To avoid the release of premature planning information before gazettal and "destroy first and build later" incidents, the location of these remaining enclaves will not be made public before the relevant statutory town plans are gazetted.

2. 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 the period of 2012-13 to 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0108)

Head: (118) Planning Department

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

Programme: (4) Technical Services

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 309):

Under the Programme "Technical Services" of the Planning Department, the work includes "collecting and collating data for making population, employment and other forecasts to facilitate territorial and other levels of planning studies". Please give the details of the expenditure involved in the last financial year. Did the Department make use of this technical information to verify the planned population figures in Development Permission Area plans, and whether the land zoned as "Village Type Development" area in those plans is excessive ?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

This work relates to the compilation of population and employment distribution forecasts in the territory, which is carried out on a regular basis primarily for use by the Government and its consultants for the planning of major infrastructure and land development. The forecasts are compiled on the basis of the territorial total population projected by the Census and Statistics Department and development proposals known at the time of compilation, and reflect spatial distribution of population on a broad scale. It is not suitable to use such population distribution forecasts to verify the adequacy of the land reservation at individual zones including "Village Type Development" or other zones on statutory town plans.

The compilation of the population and employment distribution forecasts is performed in-house by staff of the Planning Department as part of their overall duties. Therefore, we are unable to provide a breakdown of the departmental expenses used solely for the work.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2516)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 308):

1. The Planning Department provides secretariat services to the Town Planning Board (TPB). Please provide the attendance rate of each member at the meetings of TPB and/or its committees.

2. In the past year, the TPB Secretariat provided members with meeting-related documents. What was the total amount of paper consumed? What was the expenditure involved?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The current term of the members of the Town Planning Board (TPB) is from 1 April 2012 to 31 March 2014. Their attendance rates at the meetings of the main Board (TPB meetings) and/or its Planning Committees (PC meetings) from 1 April 2012 to 14 March 2014 are as follows:

Name of Member	No. of TPB Meetings(1)	No. of Attendance		No. of PC Meetings	No. of Attendance		Total No. of Meetings(1)	Total No. of Attendance	
		No.	%		No.	%		No.	%
Permanent Secretary for Development (Planning and Lands)	64	60	93.8%	NA	NA	NA	64	60	93.8%
Mr Stanley Y.F. WONG	64	61	95.3%	NA	NA	NA	64	61	95.3%
Mr F.C. CHAN(2)	45	40	88.9%	25	22	88.0%	70	62	88.6%
Professor Edwin H.W. CHAN	64	26	40.6%	44	30	68.2%	108	56	51.9%
Ms Bonnie J.Y. CHAN(3)	64	34	53.1%	44	19	43.2%	108	53	49.1%
Professor K.C. CHAU	64	37	57.8%	44	29	65.9%	108	66	61.1%

Mr Rock C.N. CHEN	64	27	42.2%	44	2	4.5%	108	29	26.9%
Mr H.W. CHEUNG	64	51	79.7%	44	34	77.3%	108	85	78.7%
Dr Wilton W.T. FOK	64	40	62.5%	44	33	75.0%	108	73	67.6%
Mr Ivan C.S. FU	64	49	76.6%	44	36	81.8%	108	85	78.7%
Mr Sunny L.K. HO	64	49	76.6%	44	28	63.6%	108	77	71.3%
Mr Lincoln L.H. HUANG	64	54	84.4%	44	35	79.5%	108	89	82.4%
Professor P.P. HO	64	39	60.9%	44	26	59.1%	108	65	60.2%
Professor Eddie C.M. HUI	64	50	78.1%	44	40	90.9%	108	90	83.3%
Ms Janice W.M. LAI	64	55	85.9%	44	39	88.6%	108	94	87.0%
Mr Dominic K.K. LAM	64	56	87.5%	44	33	75.0%	108	89	82.4%
Dr C.P. LAU	64	52	81.3%	44	35	79.5%	108	87	80.6%
Mr Patrick H.T. LAU	64	50	78.1%	44	34	77.3%	108	84	77.8%
Ms Julia M.K. LAU	64	51	79.7%	44	34	77.3%	108	85	78.7%
Ms Christina M. LEE	64	42	65.6%	44	35	79.5%	108	77	71.3%
Mr. Maurice W.M. LEE	64	22	34.4%	44	12	27.3%	108	34	31.5%
Mr H.F. LEUNG	64	36	56.3%	44	36	81.8%	108	72	66.7%
Mr Clarence W.C. LEUNG	64	40	62.5%	44	26	59.1%	108	66	61.1%
Mr Laurence L.J. LI	64	30	46.9%	44	22	50.0%	108	52	48.1%
Mr Roger K.H. LUK	64	51	79.7%	44	38	86.4%	108	89	82.4%
Mr Timothy K.W. MA	64	48	75.0%	44	40	90.9%	108	88	81.5%
Miss Anita W.T. MA	64	47	73.4%	44	37	84.1%	108	84	77.8%
Professor S.C. WONG	64	56	87.5%	44	41	93.2%	108	97	89.8%
Mr Stephen H.B. YAU	64	46	71.9%	44	38	86.4%	108	84	77.8%
Dr W.K. YAU	64	51	79.7%	44	36	81.8%	108	87	80.6%
Director of Planning	64	59	92.2%	44	39	88.6%	108	98	90.7%
Deputy Secretary (Transport), Transport and Housing Bureau and alternate	64	37	57.8%	44	44	100%	108	81	75.0%
Director of Home Affairs and alternate	64	32	50.0%	44	20	45.5%	108	52	48.1%

Director of Environmental Protection and alternate	64	47	73.4%	44	44	100%	108	91	84.3%
Director of Lands and alternate	64	60	93.8%	44	44	100%	108	104	96.3%

(1) "Meetings" include meetings held on one day only and meetings that lasted for more than one day. For instance, a meeting that was held for two days were counted as two meetings in the table to better show the members' attendance rates.

(2) Mr F.C. CHAN joined TPB on 1 February 2013

(3) Ms Bonnie J.Y. CHAN was on leave for personal reason between February and March 2014

2. We have not kept an account of the paper consumed and the expenditure involved.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0255)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 10):

Under this Programme, it is stated that the Department will monitor the Hong Kong-Macao-Guangdong Planning and Infrastructure Database and continue with research on development issues with a cross-boundary dimension in 2014-15. 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 continue to undertake the following survey relating to cross-boundary matters in 2014-15:

Survey	Content
Cross-boundary Travel Survey 2013/14	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. The information will provide reference for planning and infrastructure development.

Reply Serial No.

DEVB(PL)186

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0290)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 48):

In "Matters Requiring Special Attention in 2014-15" under this Programme, it is stated that the Planning Department will manage and complete the Cross-boundary Travel Survey 2013/14. The task is also reflected in the commitment listed under Item 965 of Subhead 700. In this connection, will the Government inform this Committee of the estimated operating expenses and salary expenditure for the Survey in 2014-15?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The Cross-boundary Travel Survey 2013/14 (the Survey) which commenced in 2013-14 is being carried out under a contract-out approach. The estimated operating expense for the Survey is $2.72 million in 2014-15, and the manpower required in managing the contract will continue to be absorbed by the Planning Department.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0291)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 49):

In "Matters Requiring Special Attention in 2014-15" under this Programme, it is stated that the Planning Department will monitor the Hong Kong-Macao-Guangdong Planning and Infrastructure Database and continue with research on development issues with a cross-boundary dimension. In this connection, will the Government inform this Committee of:

(1) the estimated operating expenses, staff establishment and estimated salary expenditure in 2014-15 on the above matter; and

(2) the research(es) undertaken on development issues with a cross-boundary dimension in the previous year and the research(es) to be undertaken in the coming year.

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The requested information on the monitoring of the Hong Kong-Macao-Guangdong Planning and Infrastructure Database (the Database) is as follows:

(1) The total maintenance cost in 2014-15 is estimated to be about $361,000, which includes $2,000 for hardware maintenance, $205,000 for software maintenance and $154,000 for annual system maintenance and support. The management of the Database and other related tasks will be undertaken by in-house staff in the Planning Department (PlanD) and the Census and Statistics Department as part of their overall duties.

(2) PlanD has undertaken the following study and survey relating to cross-boundary matters in 2013-14:

Study/Survey	Content
• Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation (completed in 2013-14)	• To formulate land use and development proposals, carry out technical assessments and formulate implementation strategies for the Lok Ma Chau Loop development.
• Cross-boundary Travel Survey 2013/14 (commenced in 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. The information will provide reference for planning and infrastructure development.

PlanD will continue to undertake the above-mentioned Cross-boundary Travel Survey 2013/14 in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2276)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 14):

The Department mentioned in the Estimates last year that it would "commence and manage the Cross-boundary Travel Survey 2013", but the wording has been changed to "manage and complete the Cross-boundary Travel Survey 2013/14" under Programme (1) in the Estimates this year. Please advise the following:

a. Whether the Cross-boundary Travel Survey 2013 and the Cross-boundary Travel Survey 2013/14 are the same survey? If yes, what is the expenditure involved this year?
b. What is the progress of the Cross-boundary Travel Survey 2013 commenced last year?
c. How will the Cross-boundary Travel Survey 2013/14 be conducted? When will its findings be published?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

a. The Cross-boundary Travel Survey 2013 and the Cross-boundary Travel Survey 2013/14 (the Survey) are the same survey. The former was renamed to reflect precisely the data collection time of the Survey. The estimated expenditure of the Survey in 2014-15 is $2.72 million.

b. Pilot study of the Survey was carried out in December 2013 and January 2014. The main fieldwork was carried out in February and March 2014.

c. The Survey 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 information will provide reference for planning and infrastructure development. Results of the Survey will be available for release to the public by end 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1204)

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 19):

On outsourced services, please provide the following information:

1) In the past year, what was the expenditure including consultancy fees spent by the Planning Department for outsourced service contracts, the total number of outsourced staff engaged, and the types of outsourced service contracts involved?

2) In the coming year, what will be the expenditure including consultancy fees spent by the Planning Department for outsourced service contracts, the total number of outsourced staff engaged, and the types of outsourced service contracts involved? What is the percentage change over that of last year? What is the percentage involved in the total expenditure of the Department?

3) What is the staff establishment for monitoring the performance of these contracts?

Asked by: Hon. LAU Wong-fat

Reply:

1) The Planning Department (PlanD) engages outsourcing services mainly to undertake consultancy studies on land-use planning and planning-related surveys, to maintain information systems and office equipment, to provide office supporting services as well as to hire management services for the City Gallery. The operating expenses for such outsourcing services in 2013-14 were $33.4 million. Such service contracts would normally stipulate the expertise and skills but not the number of staff required in the services to ensure that the deliverables would meet the requirements of the Department. Therefore, there is no information on the total number of outsourcing staff engaging in outsourcing services in 2013-14.

2) PlanD will continue to engage such outsourcing services in the new financial year (2014-15) and the estimated operating expenses are $54.2 million, which is about 8.9% of the departmental expenditure. There is a 62% increase in the expenditure for engaging such outsourcing services as compared with the expenses in 2013-14. There is no information on the total number of outsourcing staff in 2014-15 as explained above.

3) No additional manpower is required for managing and monitoring the outsourcing services as the required manpower resource is absorbed by PlanD.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1205)

Head: (118) Planning Department

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

Programme: (4) Technical Services

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 20):

Regarding in-service training, what is the estimated number of staff attending local and overseas training courses/seminars/conferences and so on next year? What is the amount of expenditure involved? How to assess the effectiveness of such training?

Asked by: Hon. LAU Wong-fat

Reply:

In 2014-15, the estimated number of staff attendances at various local and overseas courses/seminars/conferences is about 1 500 and the estimated expenditure is $2.4 million.

Staff attend local and overseas training mainly on operational needs and career development purposes. They are also required to provide feedback and submit study reports on the training attended for the consideration of the management and for experience sharing within the Department. The Planning Department Training Committee is charged with the responsibility to oversee and monitor the implementation and effectiveness of the training programme of the Department.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1936)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 30):

(1) The Chief Executive announced in his Policy Address last year that some of the "Green Belt" ("GB") and "Government, Institution or Community" ("GIC") sites would be rezoned for residential use. Since then, how many "GB" and "GIC" sites had been identified for residential development?

(2) In relation to the question above, how many of these "GB" and "GIC" sites:
   (a) require construction and infrastructure works;
   (b) yet to complete the rezoning procedures;
   (c) yet to complete the rezoning procedures and require construction and infrastructure works?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

(1) In 2013 Policy Address, it was mentioned that 13 "Green Belt" ("GB") sites and 36 "Government, Institution or Community" ("GIC") sites were identified and considered suitable for rezoning for residential use. To date, one "GB" site and 11 "GIC" sites have been zoned/rezoned for residential use with statutory plans process completed. It should be noted that land use reviews are on-going exercises. As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. Among them, there are 72 "GB" and 31 "GIC" sites. These include the earlier announced "GB" and "GIC" sites, the availability of which falls within the same timeframe assuming successful amendment to their statutory plans.

(2) All the aforementioned "GB" and "GIC" sites among the 152 sites require amendments to statutory plans and have yet to complete the statutory planning procedures. The rezoning work has already commenced since early 2014. The need for provision of infrastructure would depend on the outcome of the necessary technical assessments on the individual sites. Construction works will be required for all sites eventually if they are used for residential development.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1937)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 31):

Please provide the information on the "Green Belt" and "Government, Institution or Community" zones that the Government has proposed for rezoning to residential uses in the table below:

Location of the site proposed for rezoning to residential use	Original land use	Estimated time for completion of construction and infrastructure works	Estimated time for completion of planning procedures

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact figure: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private units. These sites are currently mainly zoned "Green Belt", "Government, Institution or Community", "Open Space" or "Residential" on the outline zoning plans. Their distribution by districts is shown in the table below:

District	No. of Sites
Central and Western	2
Wan Chai	-
Eastern	5
Southern	14
Kowloon City	8
Kwun Tong	13
Wong Tai Sin	1
Yau Tsim Mong	-
Kwai Tsing	12
Sham Shui Po	1
Tsuen Wan	7

District	No. of Sites
North	6
Sha Tin	11
Tai Po	23
Tuen Mun	22
Yuen Long	14
Sai Kung	12
Islands	1
Total	**152**

We estimate that about 23 sites, 33 sites and 96 sites may be made available in the periods of "2014-15", "2015-16", "2016-17 and after" respectively. The statutory process of plan amendments for change of use and/or increase in development intensity would normally take about 11 months to complete (including two months' plan exhibition period). The estimated availability year may be subject to change depending on the technical assessments for the individual sites and the progress of the relevant procedures or works. The rezoning work has already commenced since early 2014. The need for provision of infrastructure would depend on the outcome of the necessary technical assessments on the individual sites.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1938)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 32):

(1) In the light of the assessments of industrial land to be continued by the Government in 2014-15, has the Government commissioned any consultancy studies to review the abandoned agricultural land and industrial land (i.e. "brownfield sites") in 2013-14 and 2014-15? If yes, please list the themes, the report completion dates and the expenditure for the consultancy studies.

(2) What specific follow-up actions will the Government take in 2014-15 for the abandoned agricultural land and industrial land (i.e. "brownfield sites") review? What is the estimated expenditure on each task?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

(1) Agricultural land currently used for industrial purposes, temporary storage or abandoned is mainly found in North District and Yuen Long. The review of the land uses of such land is included in the following on-going studies being undertaken:

Study	**Estimated Completion Date**	**Estimated Expenditure ($M)***
Planning and Engineering Study for Hung Shui Kiu New Development Area jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) on 29 August 2011	2014-15	70.4
Engineering Feasibility Study for Kong Nga Po – Feasibility Study commissioned by CEDD on 31 October 2012	2014-15	11.6

Planning and Engineering Study for Kwu Tung South – Feasibility Study jointly commissioned by PlanD and CEDD on 30 November 2012	2014-15	17
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation jointly commissioned by PlanD and CEDD on 30 November 2012	2015-16	49.5
Preliminary Feasibility on Developing the New Territories North jointly commissioned by PlanD and CEDD on 30 January 2014	2015-16	29.63

* Approved project estimate under CEDD's expenditure votes

Apart from the above, the feasibility studies commissioned or to be commissioned by the Housing Department on potential sites for public housing development at Wang Chau in Yuen Long and Fanling/Sheung Shui Area 30 also involve agricultural land currently used for industrial purposes.

(2) In 2014-15, the Government takes appropriate follow-up actions in the light of the outcomes of the respective studies, including taking forward the planning process for converting the brownfield sites to housing and other land uses. The work will be undertaken by the staff of PlanD as part of their overall duties. We are unable to provide a breakdown of the expenditure spent solely on such tasks.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1939)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 33):

(1) In the light of the assessments of industrial land to be continued by the Government in 2014-15, how many pieces of abandoned agricultural land and industrial land (i.e. "brownfield sites") have been identified suitable for development since 2012-13?

(2) Please provide a breakdown of the above sites:
   (a) requiring construction and infrastructure works;
   (b) yet to complete the rezoning procedures;
   (c) yet to complete the rezoning procedures and requiring construction and infrastructure works?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

(1) Agricultural land currently used for industrial purposes, temporary storage or abandoned is mainly found in North District and Yuen Long. The review of the land uses of such land is included in the following on-going studies being undertaken:

Study	**Estimated Completion Date**	**Estimated Expenditure ($M)***
Planning and Engineering Study for Hung Shui Kiu New Development Area jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) on 29 August 2011	2014-15	70.4
Engineering Feasibility Study for Kong Nga Po – Feasibility Study commissioned by CEDD on 31 October 2012	2014-15	11.6

Planning and Engineering Study for Kwu Tung South – Feasibility Study jointly commissioned by PlanD and CEDD on 30 November 2012	2014-15	17
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation jointly commissioned by PlanD and CEDD on 30 November 2012	2015-16	49.5
Preliminary Feasibility on Developing the New Territories North jointly commissioned by PlanD and CEDD on 30 January 2014	2015-16	29.63

* Approved project estimate under CEDD's expenditure votes.

Apart from the above, the feasibility studies commissioned or to be commissioned by the Housing Department on potential sites for public housing development at Wang Chau in Yuen Long and Fanling/Sheung Shui Area 30 also involve agricultural land currently used for industrial purposes.

As these studies are still in progress, we have yet to have a concrete estimate on the number of sites or area of land that could be converted for other development. The Government will take appropriate follow-up actions in the light of the outcomes of the respective studies, including taking forward the planning process for converting the brownfield sites to housing and other land uses.

(2) See above. As the studies concerned are still in progress, we have yet to have any concrete programme for the planning process and infrastructure works.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1940)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 34):

Please provide the information on the abandoned agricultural land and industrial land (i.e. "brownfield sites") that the Government has proposed for development in the table below:

Location of the site proposed for rezoning	Originally planned land use	Use proposed to be rezoned for	Estimated time for completion of construction and infrastructure works	Estimated time for completion of planning procedures

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

Generally speaking, "brownfield sites" cover many different land uses, including port back-up land, workshops, recycling yards, open storage facilities, etc. Given that there is no clear and standard definition, the Government has not specifically compiled figures for "brownfield sites" across the territory. Nevertheless, the Government has been closely monitoring the land utilisation of various types of "brownfield sites". In particular, for areas with a high concentration of "brownfield sites" that have potential for more optimal land uses, such as Hung Shui Kiu and Yuen Long South, we have been carrying out comprehensive planning and engineering studies to examine the situation and the development possibility of the land therein.

As these studies are still in progress, we have yet to have a concrete estimate on the number of sites or area of land that would be converted for other development. The Government will take appropriate follow-up actions in the light of the outcomes of the respective studies, including taking forward the planning process for converting the brownfield sites to housing and other land uses.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1547)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 35):

In 2014-15, the Planning Department will commence, in collaboration with the Civil Engineering and Development Department, the Preliminary Feasibility Study on Developing the New Territories North (the Study). What are the study area boundary, study content, commencement date, expected completion date and estimated expenditure? Besides, is it necessary for the Study to be approved by the Finance Committee (FC) of the Legislative Council? If so, what is the expected time for the submission to FC?

Asked by: Hon. LEUNG Che-cheung

Reply:

The Planning Department and the Civil Engineering and Development Department jointly commissioned the Preliminary Feasibility Study on Developing the New Territories North (the Study) on 30 January 2014. The study area generally covers the land to the north of the northern mountain ranges viz. Kai Kung Leng, Pak Tai To Yan and Pat Sin Leng, and is bounded by San Tin Highway in the west and the North East New Territories Landfill and surrounding mountain ranges in the east. The Study will identify potential development areas (PDAs) within the study area, formulate broad land uses and development scale of the PDAs, and ascertain their preliminary technical feasibility and major supporting infrastructure. Public engagement will be carried out during the study process. The Study is targeted for completion in mid-2015.

An item at a project estimate of $29.63 million has been created for the Study pursuant to the existing Capital Works Reserve Fund block allocation mechanism under the power delegated by the Finance Committee to the Administration.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1548)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 37):

The Planning Department has estimated that the number of representations/comments on statutory plans for processing in 2014-15 amounts to 140 900. What are the estimated hours of work and expenditure required for this area of work? Has the Department increased its manpower to ensure that the work can be completed within the target time?

Asked by: Hon. LEUNG Che-cheung

Reply:

In 2014-15, there will be an increase of 22 new posts (including professionals and supporting staff) in the District Planning Branch of the Planning Department for undertaking statutory and district planning work including the processing of the large number of representations and comments in respect of statutory plans. While there is no detailed breakdown on the hours of work and expenditure required for this area of work, based on the experience gained in dealing with similar cases with large number of representations/comments and with the increase in manpower, the task can be completed within the target time.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1549)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 38):

In 2012 and 2013, the Department had issued 5 843 and 5 467 warning letters/compliance reminders and enforcement/stop/reinstatement notices. Please provide a breakdown of these four kinds of notices issued. For cases where these notices were issued, how many cases have been complied with within the compliance period; the compliance period had not yet expired; have not been complied with within the compliance period; an extension of compliance period has been applied for; a judicial review or appeal has been lodged; prosecution or legal actions are being taken for non-compliance with the notices; and prosecution has been successful?

Asked by: Hon. LEUNG Che-cheung

Reply:

The breakdown of the number of warning letters/compliance reminders and enforcement/stop/reinstatement notices issued against unauthorised developments in 2012 and 2013 is provided below:

	2012	**2013**
Warning Letter/Compliance Reminder (No. of cases)	3 467 (628)	3 292 (628)
Enforcement Notice (No. of cases)	1 782 (321)	1 730 (305)
Stop Notice (No. of cases)	0 (0)	0 (0)

	2012	2013
Reinstatement Notice (No. of cases)	594 (88)	445 (85)
Total (No. of cases)	5 843 (1 037)	5 467 (1 018)

If the Planning Authority is satisfied that an unauthorised development has been discontinued or the land has been reinstated as required by the statutory notice, a Compliance Notice will be served on the notice recipient. Otherwise, prosecution action will be instigated against the notice recipient. The breakdown of the number of Compliance Notices issued and the summonses laid, and the number of persons summoned and successfully convicted in 2012 and 2013 is provided below:

	2012	2013
Compliance Notice (No. of cases)	2 088 (284)	1 746 (324)
Summons laid (No. of cases)	214 (53)	118 (48)
Persons summoned and successfully convicted (No. of cases)	169 (47)	97* (37)*

* Position as at 12 March 2014

In 2012 and 2013, there were all together three magistracy reviews against conviction and/or sentence. The one in 2012 involved three summonses, and the other two in 2013 involved 15 summonses.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1552)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 36):

For which country park enclaves the Department will prepare Development Permission Area (DPA) plans in 2014-15? When is it expected to complete the preparation of the DPA plans? Are there any country park enclaves which are planned to be covered by draft outline zoning plans in 2014-15? If yes, which are the country park enclaves to be covered?

Asked by: Hon. LEUNG Che-cheung

Reply:

The Planning Department (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. Up to 21 March 2014, 20 Development Permission Area (DPA) plans covering 28 enclaves (including Tai Long Sai Wan which was subsequently included as part of the Sai Kung East Country Park on 30 December 2013) have been gazetted. The preparation for the remaining enclaves deemed suitable to be covered by DPA plans will be completed in 2014.

Under the Town Planning Ordinance (TPO), DPA plans are effective for three years. PlanD will take steps to prepare outline zoning plans (OZPs) to replace the DPA plans in accordance with the TPO. The first batch of such replacement OZPs covering six enclaves has been gazetted in 2013 and early 2014. The preparation of OZPs for replacement of the remaining DPA plans is in progress and will be completed by 2016-17.

To avoid the release of premature planning information before gazettal and "destroy first and build later" incidents, the programme and location of the enclaves to be covered by DPA plans in 2014-15 are not disclosed.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2476)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 520):

Will the Administration inform this Committee of the procedures involved if the Government intends to change the land use of the site where the Chief Executive's Fanling Lodge is situated?

Asked by: Hon. LEUNG Kwok-hung

Reply:

The Planning Department and the Civil Engineering and Development Department jointly commissioned the Preliminary Feasibility Study on Developing the New Territories North (the Study) on 30 January 2014. The Study aims at identifying potential development areas (PDAs) in the New Territories North, formulating broad land uses and development scale of the PDAs, and ascertaining their preliminary technical feasibility and major supporting infrastructure required. The Study will also examine the development potential of the Fanling Golf Course together with the Fanling Lodge. The Study is targeted for completion in mid-2015.

Public engagement will be carried out during the course of the Study and the public will be consulted on any proposal to change the land use of the Fanling Lodge.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1347)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 40):

During 2014-15, the Planning Department will commence the updating of the territorial development strategy recommended under the Hong Kong 2030: Planning Vision and Strategy Study, including the forecast of economic land demand. In this connection, please advise:

- Whether the Administration has drawn up a concrete timetable for this task and refined the planning guidelines so that the forecast of economic land demand can be more accurate. If this has been done, what are the details? If not, what are the reasons?

Asked by: Hon. LO Wai-kwok

Reply:

The Planning Department will hire professional service to review the future floor space and land requirements for Grade A offices, Business and Industrial uses in Hong Kong and to devise a broad spatial planning strategy to meet the projected demand. The review is scheduled to commence in the second quarter of 2014 for completion within 14 months.

To provide a more accurate estimation on the future floor space and land requirements for economic land uses in Hong Kong, the professional service team will be required to formulate a well-substantiated methodology for forecasting the requirement and reviewing the land use typology, including the formulation of demand forecasting model(s), which is/are statistically sound, easy for updating, and robust to address uncertainty and possible structural changes in the economy.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1348)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 41):

It is stated that the Planning Department completed the remaining work of the Planning and Engineering Study on Development of Lok Ma Chau Loop in 2013. However, in the "Matters Requiring Special Attention in 2014-15", there is no mention of the follow-up work involved. In this regard, please inform this Committee of the following:

- Has the Administration set target and timetable for the next stage of the aforesaid planning work? If yes, please provide the details. If no, what are the reasons?

Asked by: Hon. LO Wai-kwok

Reply:

Following the completion of the Planning and Engineering Study on Development of the Lok Ma Chau Loop in 2013-14, the Planning Department is preparing the draft outline zoning plan for Lok Ma Chau Loop. It is anticipated that the statutory plan making procedure will complete in 2015-16.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0563)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 36):

It is mentioned in the 2014-15 Budget that "Scattered throughout the New Territories, many 'brownfield sites' are being used for port backup, container vehicle parking and open storage purposes, etc. Although such services are in demand, the potential of these sites has not been maximised." In this connection, will the Administration inform this Committee of the following:

(1) In each of the District Council constituency areas in New Territories East (NTE) and New Territories West (NTW), what is the existing land area of these brownfield sites, the types of land use on these sites and the ratio of private and government land in these sites;

(2) In respect of the prevailing uses of these brownfield sites aforesaid, how will the Administration determine whether these sites are still in use or vacant? Please tabulate, for the past three years (2011-12, 2012-13 and 2013-14), the number of these brownfield sites in NTE and NTW which were inspected by departments concerned, the area of the sites involved and the number of warnings issued against unauthorised use of land in the sites; and

(3) Since brownfield sites in Hong Kong are widely scattered, it will take time to collect the statistical data. In this regard, are there any plans in 2014-15 to increase the staff establishment involved and the expenditure in order to meet manpower needs?

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

(1) Generally speaking, "brownfield sites" cover many different land uses, including port back-up land, workshops, recycling yards, open storage, etc. There is no clear definition for "brownfield sites". The Government has not conducted any territory-wide survey on them. However, areas with a high concentration of "brownfield sites" and with potential for more optimum uses, such as Hung Shui Kiu and Yuen Long South, have been identified and included in comprehensive planning and engineering consultancy studies for examination of their potential for housing and other uses.

(2) As the Government has not conducted any territory-wide survey on "brownfield sites", no data has been maintained specifically regarding the inspection and enforcement cases in respect of "brownfield sites".

(3) The work relating to the review of major clusters of "brownfield sites" is currently covered by the relevant comprehensive planning and engineering consultancy studies. Any further planning work following the completion of the studies will be undertaken by in-house staff of the Planning Department as part of their overall duties.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2478)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 15):

The Administration has indicated that the Middle Road Multi-storey Car Park Building in Tsim Sha Tsui, the Trade and Industry Department Tower in Mong Kok and the former Mong Kok Market will be converted for commercial use, providing about 53 000 square metres of commercial floor area. Among them, the former Mong Kok Market has been left vacant for years. As the market building is adjacent to residential dwellings and hawkers in the Canton Road area where the streets are narrow, rezoning the site for commercial use will definitely affect the traffic and pedestrian access in the vicinity, creating nuisance to nearby residents. The insufficient provision of parking and public facilities will also cause inconvenience to the residents and future users. Has the Administration consulted nearby residents on the proposal concerned? Will any community facilities be provided therein to benefit the residents? Will measures including building height restriction and floor area restriction be imposed to avoid the wall effect that would affect those residents living in the vicinity?

Asked by: Hon. MO, Claudia

Reply:

The ex-Mong Kok Market site was rezoned from "Government, Institution or Community" to "Commercial (3)" ("C(3)") on the draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/29 gazetted on 12 August 2011 to facilitate commercial cum community health centre (CHC) development. Under the OZP, the site is subject to a maximum building height of 100 metres above Principal Datum (mPD), a maximum plot ratio of 9 and the provision of a CHC. The CHC is planned to provide comprehensive health care services to the public.

When the Yau Tsim Mong District Council was consulted on 9 September 2011 on the rezoning of the ex-Mong Kok Market site to "C(3)", the District Council Members generally supported the rezoning, though some were concerned about the possible traffic and visual impacts arising from the proposed joint-user development.

Regarding the impact of the proposed development on the traffic and pedestrian access in the vicinity, the Explanatory Statement of the OZP has already specified that a connection point should be provided within the site to connect with the future footbridge system along Argyle Street, and that loading/unloading and car parking facilities should be provided for the CHC. For the commercial portion of the development, the parking provision would follow the requirements stipulated in the Hong Kong Planning Standards and Guidelines. The Transport Department was consulted in the joint-user development proposal at the site and raised no adverse comment from the traffic viewpoint.

As regards the concern on 'wall effect', the site does not fall within any air path as identified in the Planning Department's Air Ventilation Assessment Study for the Mong Kok Area in 2010. To ensure that the development intensity and building height of the proposed development would be compatible with the surrounding areas, a maximum plot ratio of 9 and a maximum building height of 100 mPD are imposed on the OZP.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0340)

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 10):

The Planning Department stated that the number of non-directorate posts will be increased by 36 to 829 as at 31 March 2015. Please inform this Committee of the nature of work, ranks and salaries of these new posts.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The ranks, salary ranges and nature of work of the new posts are set out below:

Rank	No. of Posts *	Salary Range (per month)	Nature of work
Senior Town Planner [STP]	8	$89,565 – $103,190	Town planning
Town Planner/ Assistant Town Planner [TP/ATP]	15	$51,825 – $86,440 / $28,315 – $43,120	Town planning
Senior Survey Officer (Planning) [SSO(P)]	3	$35,930 – $47,290	Technical and survey support
Survey Officer/ Survey Officer Trainee (Planning)	6	$17,485 – $34,315 / $11,485 – $13,040	Technical and survey support
Senior Technical Officer (Cartographic) [STO(C)]	2	$35,930 – $47,290	Cartographic support

Rank	No. of Posts *	Salary Range (per month)	Nature of work
Technical Officer/ Technical Officer Trainee (Cartographic)	9	$17,485 – $34,315 / $11,485 – $13,040	Cartographic support
Executive Officer I	1	$45,155 – $56,810	Executive support
Official Languages Officer I	1	$45,155 – $56,810	Translation services
Supplies Officer	1	$43,120 – $56,810	Supplies services
Assistant Clerical Officer	1	$11,975 – $24,450	Clerical support
Total	47		

* Eight existing time-limited posts (viz. 2 STP, 2 TP/ATP, 2 SSO(P) and 2 STO(C) posts) will lapse on 1 April 2014 and three existing posts (viz. 2 Photoprinter II and 1 Assistant Supplies Officer posts) will be deleted in 2014-15. Therefore, the net increase of non-directorate posts in 2014-15 is 36.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1090)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 39):

During 2014-15, the Planning Department will monitor the Hong Kong-Macao-Guangdong Planning and Infrastructure Database and continue with research on development issues with a cross-boundary dimension. In this regard, will the Administration inform this Committee:

(1) in 2013-14, what were the progress and findings of the research(es) and the amount of expenditure involved?

(2) in 2014-15, what are the specific plans for the research(es) and the amount of expenditure to be involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

(1) The Planning Department (PlanD) has undertaken the following study and survey relating to cross-boundary matters in 2013-14 :

Study/Survey	Progress and Findings	Cost
Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation	• The Study was completed in 2013-14. • Land use and development proposals were formulated, technical assessments were carried out and implementation proposals for the Lok Ma Chau Loop development were formulated under the Study. The findings and recommendations of the Study were promulgated to the public in July 2013.	$33.7 million (approved project estimate under the Civil Engineering and Development Department's expenditure votes)

Cross-boundary Travel Survey 2013/14	• 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. Main fieldwork was carried out in February/March 2014. The information will provide reference for planning and infrastructure development.	Estimated cost is $5.25 million, of which $2.53 million is estimated to be spent in 2013-14.

(2) There is no plan to commence new studies/surveys relating to cross-boundary matters in 2014-15. PlanD will continue to undertake the above-mentioned Cross-boundary Travel Survey 2013/14 in 2014-15. It is expected that results of the Survey will be available in end 2014. The estimated expenditure for the Survey in 2014-15 is $2.72 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1091)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 40):

In 2014-15, the Planning Department will, in collaboration with the Civil Engineering and Development Department, manage the planning and engineering studies on Hung Shui Kiu New Development Area, Kwu Tung South and Yuen Long South, and commence the preliminary feasibility study on developing the New Territories North. In this regard, will the Administration advise this Committee of the specific plans and timetable for these studies? What is the amount of expenditure to be involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The specific plans, timetable and expenditure for the four studies in 2014-15 are listed below:

Study	**Specific Plan and Timetable**	**Expenditure for the Study in 2014-15**
Hung Shui Kiu New Development Area Planning and Engineering Study	• The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) jointly commissioned the Hung Shui Kiu New Development Area Planning and Engineering Study (the HSK Study) on 29 August 2011. • The HSK Study aims to formulate a land use framework for the Hung Shui Kiu New Development Area and ascertain the technical feasibility and required supporting infrastructure. Stage 2 public engagement has been undertaken and the public will be further engaged in Stage 3.	$9.73 million

	• The HSK Study is targeted for completion in 2014-15.	
Planning and Engineering Study for Kwu Tung South - Feasibility Study	• PlanD and CEDD jointly commissioned the Planning and Engineering Study for Kwu Tung South - Feasibility Study (the KTS Study) on 30 November 2012. • The KTS Study aims to identify suitable sites within the potential development area (PDA) in KTS for housing and supporting Government, Institutional or Community facilities, and ascertain the technical feasibility of the development proposals and the required supporting infrastructure. Public engagement will be undertaken during the course of the study. • The KTS Study is targeted for completion in 2014-15.	$6.50 million
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	• PlanD and CEDD jointly commissioned the Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation (the YLS Study) on 30 November 2012. • The YLS Study aims to examine and optimise the development potential of the degraded brownfield land in Yuen Long South for housing and other uses, and improve the existing environment. It will also ascertain the technical feasibility of the development proposals and the required supporting infrastructure. Stage 1 public engagement has been undertaken and the public will be further engaged in the subsequent two stages. • The YLS Study is targeted for completion in 2015-16.	$20.16 million

Preliminary Feasibility Study on Developing the New Territories North	• PlanD and CEDD jointly commissioned the Preliminary Feasibility Study on Developing the New Territories North (the NT North Study) on 30 January 2014. • The NT North Study will identify PDAs in the NT North, formulate broad land uses and development scale of the PDAs and ascertain their preliminary technical feasibility and major supporting infrastructure. Public engagement will be undertaken during the course of the study. • The NT North Study is targeted for completion in mid-2015.	$17.21 million

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1093)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 42):

It is mentioned under Matters Requiring Special Attention in 2014-15 that the Planning Department will continue to conduct land use reviews to increase housing and office land supply. For increasing office land supply, will the Administration inform this Committee of:

(1) the progress and results of work in 2013-14, and the expenditure involved; and

(2) the specific work plan for 2014-15 and the estimated expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

(1) Details of the Planning Department (PlanD)'s on-going land use reviews and planning studies relating to office land supply in 2013-14 are set out below:

	Land Use Review/ Planning Study	**Responsible Department**	**Estimated Completion Year**	**Consultancy Fee Involved (Approved Project Estimate)**	**Latest Findings or Progress**
1	Planning and Engineering Study on the Remaining Development in Tung Chung	PlanD and the Civil Engineering and Development Department	2015	$44 million	The Stage 2 Public Engagement was launched on 21 May 2013 to solicit public views on the initial land use options which included a proposal to create a regional commercial hub in Tung Chung alongside an increase in housing land supply. Taking into

					account the public comments received, a draft Outline Development Plan is under preparation for further public consultation scheduled for mid-2014.
2	2013 Area Assessments of Industrial Land in the Territory	PlanD	2014	N.A. (the review is conducted by in-house staff)	Site inspections and questionnaire surveys of existing industrial buildings are in progress. Recommendations on potential industrial sites for rezoning to office use will be drawn up.
3	Land Use and Traffic Impact Study for Caroline Hill Road Site	PlanD	Early 2014	$1.4 million	Findings and recommendations of the study on office land supply are being finalised.
4	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	PlanD	End 2014	$4.5 million	The study is at the option formulation stage. Findings and recommendations on the office land supply will be drawn up.
5	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	PlanD	2015	$5 million	Further revision work on the scope of the study is in progress. Findings and recommendations on office land supply will be drawn up.

(2) In 2014-15, PlanD will continue with the land use reviews and planning studies mentioned above.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1094)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 43):

It is mentioned under Matters Requiring Special Attention in 2014-15 that the Planning Department will prepare Development Permission Area plans for those country park enclaves considered suitable for determining their proper uses through statutory planning. In this regard, will the Administration inform this Committee of:

(1) the location and area of each of those country park enclaves; and

(2) the specific work plan and targets for 2014-15, and the estimated expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

(1) The Planning Department (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. Up to 21 March 2014, 20 Development Permission Area plans covering 28 enclaves (including Tai Long Sai Wan which was subsequently included as part of the Sai Kung East Country Park on 30 December 2013) have been gazetted. A list of the country park enclaves covered by statutory town plans and the respective land area is at Annex.

(2) The preparation for the remaining enclaves deemed suitable to be covered by statutory town plans will be completed in 2014. To avoid the release of premature planning information before gazettal and "destroy first and build later" incidents, the specific work plan and detailed information of these remaining enclaves are not disclosed. 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 the period of 2012-13 to 2014-15.

Annex

Country Park Enclaves Covered by Statutory Town Plans since Tai Long Sai Wan Incident (position as at 21 March 2014)

Item No.	Name of Enclave	Site Area* (hectare)
1	Sai Wan (Included as part of the Sai Kung East Country Park on 30 December 2013)	17
2	So Lo Pun	29
3	Pak Lap	6
4	Hoi Ha	8
5	Pak Tam Au	14
6	To Kwa Peng	9
7	Tin Fu Tsai	53
8	Pak A	11
9	Tung A	10
10	Mau Ping, Mau Ping Lo Uk, Mau Ping San Uk and Wong Chuk Shan	45
11	Sam A Tsuen	23
12	Siu Tan	20
13	Kop Tong, Mui Tsz Lam and Lai Chi Wo	91
14	Ko Lau Wan, Mo Uk, Lam Uk, Lau Uk and Tse Uk	33
15	Luk Wu, Upper Keung Shan, Lower Keung Shan, Cheung Ting and Hang Pui	155
16	Ngau Kwo Tin	7
17	Shui Mong Tin	2
18	Chek Keng	31
19	Yung Shue O	32
20	Yi O	23
21	Pak Sha O, Pak Sha O Ha Yeung	29
22	Kuk Po San Uk Ha, Kuk Po Lo Wai, Yi To, Sam To, Sze To and Ng To	64
23	Fung Hang	9
24	Yung Shue Au	18
25	Tai Tan, Uk Tau, Ko Tong, Ko Tong Ha Yeung	67
26	Cheung Sheung	16
27	Site near Ngau Wu Tok	5
28	Site near Tai Po Mei	6
	Total Area	**833**

* Based on Agriculture, Fisheries and Conservation Department's information

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1434)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 19):

It is mentioned in paragraph 6 under Head 118 that relevant studies will be undertaken for the Hung Shui Kiu New Development Area, Kwu Tung South, Yuen Long South and the New Territories North. What are the expenses and details involved in these studies? What are the estimated completion dates of these studies? When will their findings be published?

Asked by: Hon. TO Kun-sun, James

Reply:

The details, timetable and expenditure for the four studies in 2014-15 are listed below:

Study	**Details and Timetable**	**Expenditure for the Study in 2014-15**
Hung Shui Kiu New Development Area Planning and Engineering Study	• The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) jointly commissioned the Hung Shui Kiu New Development Area Planning and Engineering Study (the HSK Study) on 29 August 2011. • The HSK Study aims to formulate a land use framework for the Hung Shui Kiu New Development Area and ascertain the technical feasibility and required supporting infrastructure. Stage 2 public engagement has been undertaken and the public will be further engaged in Stage 3. • The HSK Study is targeted for completion in 2014-15.	$9.73 million

Planning and Engineering Study for Kwu Tung South - Feasibility Study	• PlanD and CEDD jointly commissioned the Planning and Engineering Study for Kwu Tung South - Feasibility Study (the KTS Study) on 30 November 2012. • The KTS Study aims to identify suitable sites within the potential development area (PDA) in KTS for housing and supporting Government, Institutional or Community facilities, and ascertain the technical feasibility of the development proposals and the required supporting infrastructure. Public engagement will be undertaken during the course of the Study. • The KTS Study is targeted for completion in 2014-15.	$6.50 million
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	• PlanD and CEDD jointly commissioned the Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation (the YLS Study) on 30 November 2012. • The YLS Study aims to examine and optimise the development potential of the degraded brownfield land in Yuen Long South for housing and other uses, and improve the existing environment. It will also ascertain the technical feasibility of the development proposals and the required supporting infrastructure. Stage 1 public engagement has been undertaken and the public will be further engaged in the subsequent two stages. • The YLS Study is targeted for completion in 2015-16.	$20.16 million

Preliminary Feasibility Study on Developing the New Territories North	• PlanD and CEDD jointly commissioned the Preliminary Feasibility Study on Developing the New Territories North (the NT North Study) on 30 January 2014. • The NT North Study will identify PDAs in the NT North, formulate broad land uses and development scale of the PDAs and ascertain their preliminary technical feasibility and major supporting infrastructure. Public engagement will be undertaken during the course of the study. • The NT North Study is targeted for completion in mid-2015.	$17.21 million

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1436)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 21):

In each of the past three years, how many inspections, enforcement and prosecution actions have been carried out in respect of unauthorised developments in the rural New Territories? What is the amount of expenditure involved? What measures will be taken in the future to reduce unauthorised developments in the rural New Territories?

Asked by: Hon. TO Kun-sun, James

Reply:

The breakdown on the number of site inspections for confirmed unauthorised developments (UDs), the number of statutory notices served and the number of prosecution actions in 2011, 2012 and 2013 is provided below :

	2011	2012	2013
Site inspection for confirmed UDs (No. of cases)	2 563 (790)	2 490 (815)	2 386 (812)
Statutory Notice served (No. of cases)	2 367 (375)	2 376 (409)	2 175 (390)
Summons laid (No. of cases)	184 (55)	214 (53)	118 (48)

As the work is undertaken as part of the normal duties of the staff, we are unable to provide a breakdown on the expenditure or resources solely for this area of work.

In 2013-14, a total of five posts were added to help strengthen the manpower for enforcement and prosecution actions against UDs. The Planning Department will continue to monitor closely cases of UDs and take appropriate follow-up actions in a timely manner in order to prevent further deterioration of the environment in the rural New Territories.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1437)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 22):

It is stated in paragraph 12 under Head 118 that the Department will consider increasing the maximum domestic plot ratios allowed in some Density Zones. Please give the details. What are the locations of the development areas involved, and the procedures concerned?

Asked by: Hon. TO Kun-sun, James

Reply:

To expedite and enhance housing supply in the short to medium term, there is an urgent need to make more efficient use of our scarce land resources that could be made available for development or redevelopment within a shorter timeframe. The Government considers that the maximum domestic plot ratios (PRs) for housing sites located in the respective Density Zones of the Main Urban Areas and New Towns could be increased as set out below:

Main Urban Areas
(covering Hong Kong Island, Kowloon and New Kowloon)

(i) Density Zone 1: no increase in PR (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(ii) Density Zone 2: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and

(iii) Density Zone 3: PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

(i) Density Zone 1: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);

(ii) Density Zones 2 and 3: PR to be increased by 20%; and

(iii) Density Zone 4 (low density zone): PR to be increased by 100%.

Both Main Urban Areas and New Towns

Individual sites to be up-zoned based on planning merits.

The revised planning parameters will be adopted in the on-going planning studies and land use reviews that are still at initial stages, the future planning studies to be commenced as well as land use reviews of "Government, Institution or Community" and other government sites, Green Belt sites, and industrial sites. The increase in domestic PRs of all the potential housing sites would be implemented by either planning applications to the Town Planning Board for minor relaxation of development restrictions, or through zoning amendments to the relevant outline zoning plan, subject to resolution of any traffic, infrastructure, environmental and other constraints.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1776)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 8):

It is mentioned in paragraph 114 of the Budget that the Administration had identified 150 sites for residential use. What are the locations of these sites? How many of them are disposed sites? When are all these sites expected to be released? How many public and private units will be provided? How much revenue is expected to be generated for the Government?

Asked by: Hon. TO Kun-sun, James

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. The details of the individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans. Their distribution by districts is shown in the table below:

District	No. of Sites	Estimated No. of Flats
Central and Western	2	2 700
Wan Chai	-	-
Eastern	5	3 300
Southern	14	10 400
Kowloon City	8	5 100
Kwun Tong	13	16 000
Wong Tai Sin	1	1 900
Yau Tsim Mong	-	-
Kwai Tsing	12	12 000
Sham Shui Po	1	1 100
Tsuen Wan	7	6 700
North	6	19 500
Sha Tin	11	8 100
Tai Po	23	27 600

Tuen Mun	22	32 600
Yuen Long	14	42 000
Sai Kung	12	25 300
Islands	1	1 000
Total	**152**	**~210 000**

We estimate that about 23 sites, 33 sites and 96 sites may be made available in the periods of “2014-15”, “2015-16”, “2016-17 and after” respectively. The estimated number of flats and availability year may be subject to change depending on the technical assessments for the individual sites and the progress of the relevant procedures.

For those to be sold for private housing development, the revenue will only be known when they are sold.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0938)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 56):

Regarding the Area Assessments of Industrial Land in the Territory, will the Administration inform this Committee of the following:

(1) The existing land area for industrial use, the land area which is vacant (or the vacancy rate), the gross floor area (GFA) of the existing buildings, the GFA still being used for industrial purpose, and the yearly government rent and rates by the 18 districts.

(2) For the existing three industrial estates in Hong Kong, what are their respective leasing rate, types of business therein (such as food production, testing and certification, etc.) and GFA involved?

(3) Will the Administration undertake research in 2014-15 on the construction of the fourth industrial estate to support local industrial development? If so, what are the details, including the research, the staff involved in the research and planning, and the expenditure involved? If not, what are the reasons?

Asked by: Hon. WONG Kwok-hing

Reply:

(1) The on-going Area Assessments of Industrial Land in the Territory (Area Assessments) covers the existing industrial buildings falling within "Industrial" ("I"), "Other Specified Uses" annotated "Business" ("OU(B)"), "Residential (Group A)" ("R(A)"), "Residential (Group E)" ("R(E)") and "Comprehensive Development Area" ("CDA") zones.

Both "I" and "OU(B)" zones on outline zoning plans cover existing industrial areas, but they are primarily intended for general industrial uses and general business uses respectively and do not cover land for uses related to special industries and industrial estates. The existing land areas of the two zones by districts are shown in the table below:

District	Approximate Land Area (hectare)	
	"I" Zone*	**"OU(B)" Zone*#**
Hong Kong Island		
Central and Western	0.62	-
Eastern	6.19	7.19
Southern	9.88	8.56
Wan Chai	-	-
Kowloon		
Kowloon City	-	7.38
Kwun Tong	-	67.98
Shum Shui Po	4.44	17.51
Yau Tsim Mong	1.85	2.57
Wong Tai Sin	-	10.96
The New Territories		
Islands	-	-
Kwai Tsing	46.60^	41.61
North	56.80	-
Sai Kung	-	-
Sha Tin	46.28	10.79
Tai Po	-	2.33
Tsuen Wan	22.78	10.97
Tuen Mun	42.18	3.64
Yuen Long	24.66	6.94
Total	**262.28**	**198.43**

* The "I" and "OU(B)" zoning on outline zoning plan is broadbrush zoning. The land area of each zone may include undeveloped government land, public roads, ancillary facilities/utility installations, etc.

\# Some of the industrial areas under "OU(B)" zoning are undergoing transformation to general business uses. The land area of concerned "OU(B)" would include existing commercial/office/hotel developments.

^ Excluding about 147.87 hectares of "I" zone in Tsing Yi which is mainly occupied by special industrial uses such as oil depots, dockyards, chemical industry, etc.

As regards the industrial land in "R(A)", "R(E)" and "CDA" zones which are intended for residential uses, they are mainly within Kwun Tong, Kowloon City and Yau Tsim Mong. Information on the land area currently occupied for industrial use within these three zones would be available upon the completion of the on-going Area Assessments.

The vacancy rates and the gross floor area of the existing industrial land/buildings within all the aforesaid five zones would also be available upon completion of the on-going Area Assessments. The concerned yearly government rent and rates are outside the purview of the Planning Department.

(2) According to the Innovation and Technology Commission (ITC), Hong Kong's three Industrial Estates (IEs) in Tai Po, Yuen Long and Tseung Kwan O offer a total of 217 hectares of land and their occupancy rates are 100%, 99% and 93% respectively. The statistics of the Hong Kong Science and Technology Parks Corporation (HKSTPC) only contain breakdowns of the granted site area by industry types. The HKSTPC is unable to provide the gross floor area for each individual industry. As at end February 2014, the distribution of the industries was as listed below:

	Percentage of the total area of granted sites
Food & Beverages	17.6%
Biotechnology & Pharmaceutical	9.5%
Broadcasting	9.4%
Information & Telecommunication (e.g. data centre)	9.1%
Printing & Publishing	7.9%
Supporting Service (e.g. aircraft engineering and maintenance, engineering services and repair, testing, inspection and certification)	7.8%
Machinery & Parts	6.2%
Plastics Resins & Plastics Products	5.6%
Green Technology	5.2%
Others (e.g. building materials, chemical & gases, electronics parts and paper packaging)	21.8%

(3) To meet the long-term needs from local industries for IE land, ITC had invited HKSTPC to carry out a feasibility study on expanding the Yuen Long IE by 16 hectares in February 2012. The HKSTPC commissioned a technical assessment consultancy study in July 2012. According to ITC, the relevant expenditure is borne by HKSTPC and no extra resources would have to be provided by the Government. The relevant consultant study is progressing on schedule. Moreover, to ensure the effective use of valuable land and to release under-utilised sites to meet demand in the short to medium term, HKSTPC will continue to implement revitalisation measures by encouraging grantees of the IEs that are not fully utilising their sites to take up new projects, surrender the sites or assign them to new users which meet the IE admission criteria.

Given the scarcity of land resources in Hong Kong, the Government is jointly reviewing with HKSTPC the current use and future development directions of the Hong Kong Science Park and IEs to ensure that the infrastructure and services of HKSTPC are fully utilised, up-to-date and aligned with the global technology development trends and the local demand.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0939)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 68):

It is stated under Programme (2) that enforcement and prosecution actions will be undertaken against unauthorised developments under the Town Planning Ordinance. In this regard, please provide the following information:

(1) The number of enforcement, investigation and prosecution actions taken against unauthorised developments on Hong Kong Island and in the Islands District in the past three years (2011-12, 2012-13, 2013-14) in table form;

(2) The breakdown (by types) of unauthorised developments against which prosecution actions were taken in the above districts in the past three years (2011-12, 2012-13 and 2013-14) in table form;

(3) The number of additional enforcement officers to be recruited in 2014-15 to continue with enforcement and prosecution actions and the expenditures involved; and

(4) In view of the large number of unauthorised developments on government land on Hong Kong Island and in the Islands District, will the Administration conduct an extensive review on the existing approved plans to facilitate investigation and prosecution actions in future? If yes, what are the details? If no, what are the reasons?

Asked by: Hon. WONG Kwok-hing

Reply:

(1) The enforcement power of the Planning Authority under the Town Planning Ordinance is only confined to areas previously covered by Development Permission Area plans in the rural New Territories and does not cover Hong Kong Island. For Islands District, the Planning Authority's enforcement power can be exercised on about 1 270 hectares of land currently/previously covered by Development Permission Area plans. The breakdown of statutory notices issued and prosecutions taken in 2011, 2012 and 2013 is provided below :

	2011	2012	2013
No. of statutory notices issued (no. of cases)	81 (10)	16 (6)	-
No. of summonses laid (no. of cases)	2 (1)	-	4 (2)

(2) In the past three years (2011 to 2013), we have instigated three prosecutions in Islands District, all against unauthorised filling of pond/land - one in 2011 and the other two in 2013.

(3) There are at present 68 staff in the Planning Department responsible for carrying out planning enforcement action against unauthorised developments in the rural New Territories. There will be no increase in the manpower and resources for planning enforcement in 2014-15. As the work is undertaken as part of the normal duties of the staff, we are unable to provide a breakdown on the expenditure or resources solely for this area of work.

(4) The Government will continue to monitor closely cases of unauthorised developments and take appropriate follow-up action 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0631)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 37):

Under Programme (1), it is stated that the Department will monitor the Hong Kong-Macao-Guangdong Planning and Infrastructure Database and continue with research on development issues with a cross-boundary dimension. In this connection, will the Government inform this Committee of:

(1) the scope of information found in the aforesaid Planning and Infrastructure Database; the frequency and means of updating the Database, and the staff establishment and expenses involved;

(2) the details of the research(es) completed on development issues with a cross-boundary dimension in the past three years (2011-12, 2012-13 and 2013-14), and the expenses involved in each research;

(3) the details of the proposed research(es) to be commenced in 2014-15 and the expenses involved?

Asked by: Hon. WONG Kwok-kin

Reply:

(1) The requested information on the monitoring of the Hong Kong-Macao-Guangdong Planning and Infrastructure Database (the Database) is as follows:

(a) 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 in obtaining up-to-date statistical data and reference materials relating to cross-boundary infrastructure development, urban planning, socio-economic development, environmental protection, etc. in the Hong Kong-Macao-Guangdong region. The Database is updated periodically in-house by PlanD and C&SD to serve as an internal reference for the Hong Kong Special Administrative Region Government.

(b) The total maintenance cost in 2014-15 is estimated to be about $361,000, which includes $2,000 for hardware maintenance, $205,000 for software maintenance and $154,000 for annual system maintenance and support. The management of the Database and other related tasks will be undertaken by in-house staff in PlanD and C&SD as part of their overall duties.

(2) PlanD has completed the following study and survey relating to cross-boundary matters in 2011-12, 2012-13 and 2013-14:

Study/Survey	**Content / Details**	**Completion Year**	**Cost**
Cross-boundary Travel Survey 2011	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. The information will provide reference for planning and infrastructure development.	2012-13	$3.84 million
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 implementation strategies for the Lok Ma Chau Loop development.	2013-14	$33.7 million (approved project estimate under the Civil Engineering and Development Department's expenditure votes)

(3) There is no plan to commence new studies/surveys relating to cross-boundary matters in 2014-15. PlanD is now undertaking the following survey relating to cross-boundary matters in 2014-15 which commenced in 2013-14:

Survey	**Content / Details**	**Cost**
Cross-boundary Travel Survey 2013/14	It is an update of the Cross-boundary Travel Survey 2011 completed in 2012-13. The survey results will be available in end 2014.	Estimated cost is $5.25 million, of which $2.72 million is anticipated to be spent in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0632)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 38):

Regarding unauthorised developments on land in Hong Kong :

(1) In 2013, there were 1 707 reports on alleged unauthorised developments investigated by the Planning Department. What is the breakdown of these reports by category? How many of these reports for which investigations have been completed? What are the follow-up actions?

(2) How many enforcement actions have been taken against unauthorised developments in various districts in Hong Kong in 2013-14? What are the current staff establishment and expenditure involved?

(3) Will the staff establishment and expenditure involved be increased in 2014-15? What are the details of the posts to be created. If no, what are the reasons?

Asked by: Hon. WONG Kwok-kin

Reply:

(1) The breakdown by types of alleged unauthorised developments (UDs) is provided below :

Type of Use of Alleged UDs	Number
Workshop	70
Open Storage	309
Container Storage	22
Car Park	185
Car Dumping/Breaking	1

Container Vehicle/Trailer Park	26
Filling of Land/Pond	538
Others (such as warehouse, eating place and service provision)	556
Total	1 707

As at 5 March 2014, we have completed investigation of 1 465 reports of alleged UDs. Amongst them, 308 reports were confirmed to be UDs with enforcement actions being taken. For the other 1 157 reports, there was no need to instigate enforcement actions because they were (i) not UDs after investigation; (ii) confirmed to be UDs but later found discontinued upon warning by the Planning Department (PlanD); or (iii) regularised through planning applications to the Town Planning Board.

(2) In 2013-14 (up to 5 March 2014), PlanD issued a total of 1 835 statutory notices against 338 cases of UDs in the rural New Territories. There are at present 68 staff in the Department responsible for carrying out planning enforcement actions against UDs in the rural New Territories. As the work is undertaken as part of the normal duties of the staff, we are unable to provide a breakdown on the expenditure or resources solely for this area of work.

(3) As compared with the financial year 2012-13, five additional posts (one Town Planner, one Senior Survey Officer, two Survey Officers and one Technical Officer) had been created in 2013-14 for enforcement and prosecution actions. There will be no increase in the manpower resources for planning enforcement in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1075)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 69):

For public open space and hotel sites, please inform this Committee of the following:

(1) for applications to the Town Planning Board received for rezoning land involving "Public Open Space" and "Hotel" zones, please list out the locations and land owners of the sites involved, details of proposed developments, public consultation (including the number of supporting comments and objections received) and the Board's final decisions in the past four years (2011, 2012, 2013 and 2014 until now) by 18 districts;

(2) the number of High Tariff A hotels, High Tariff B hotels, Medium Tariff hotels and unclassified hotels, the hotel rooms involved and their gross floor area in the past four years (2011, 2012, 2013 and 2014 until now) by 18 districts;

(3) for the sites sold in government-initiated land sale or under the Application List System for "Hotel Only" use, the utilisation of these sites, their locations, the floor area built and their vacancy status in the past four years (2011, 2012, 2013 and 2014 until now);

(4) the current staff establishment in the Department for the above task and the expenditure involved, and the estimated number of additional staff (if any) to be deployed for the task in 2014-15 and the expenditure involved.

Asked by: Hon. WONG Kwok-kin

Reply:

(1) There was no section 12A application for rezoning "Other Specified Uses" ("OU") annotated "Hotel" sites received between 2011 and 2014.

There were three section 12A applications for rezoning "Open Space" ("O") sites to other uses received by the Town Planning Board (the Board) between 2011 and 2014:

Location	Proposal	Land Status (Area (about))	No. of Public Comments Received	Decision of the Board (Date of decision)
No. 107 Parkes Street, Jordan, Kowloon	Rezoning to "Residential (Group A)" zone	Private land (69 m^2)	2 objecting	Not agreed (20 January 2012)
Government land at King Fuk Street, Sam Chuk Street and Tsat Po Street, San Po Kong, Kowloon	Rezoning to "OU" annotated "Holistic Centre for Youth Development with Performance Venue and Hostel"	Government land (10 100 m^2)	1 objecting and 13 expressing concerns	Partially agreed by rezoning the site to an appropriate zoning for the proposed development (7 June 2013)
Wing Fook Street, Cha Kwo Ling, Kowloon	Rezoning to "OU" annotated "Public Open Space and Hotel"	Government land (793 m^2); and private land (275 m^2)	Statutory publication period will expire on 14 March 2014 (over 26 200 received as at 7 March 2014)	Tentatively scheduled for consideration by the Board on 9 May 2014

(2) Based on the information provided by the Hong Kong Tourism Board, the number of existing hotels (including the number of hotel rooms) by category of tariff and by districts from 2011 to January 2014 are shown in Tables 1 and 2 below:

Table 1 : Number of Hotels and Number of Hotel Rooms by Category of Tariff from 2011 to January 2014

Year	High Tariff A		High Tariff B		Medium Tariff		Unclassified		All Hotels	
	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms
2011	32	17 181	69	24 315	78	17 072	11	4 262	190	62 830
2012	34	17 522	73	25 258	84	19 566	20	5 048	211	67 394
2013	34	17 522	83	26 999	88	20 048	20	5 448	225	70 017
2014 (Jan)	34	17 522	83	26 999	90	20 812	20	4 750	227	70 083

Table 2 : Number of Hotels and Number of Hotel Rooms by 18 Districts from 2011 to January 2014

District	Year 2011		Year 2012		Year 2013		Year 2014 (Jan)	
	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms
Hong Kong Island								
Central & Western	34	5 983	40	7 413	39	7 206	39	7 206
Eastern	12	4 564	14	4 712	15	4 778	15	4 778
South	5	1 270	5	1 270	6	1 312	6	1 312
Wan Chai	32	9 134	36	9 270	42	9 923	42	9 923
Sub-total	***83***	***20 951***	***95***	***22 665***	***102***	***23 219***	***102***	***23 219***
Kowloon								
Kowloon City	10	6 123	11	6 274	11	6 350	11	6 350
Kwun Tong	1	540	3	1 155	3	1 155	3	1 155
Sham Shui Po	1	69	1	63	2	192	2	192
Wong Tai Sin	0	0	0	0	1	695	1	695
Yau Tsim Mong	72	21 150	74	21 891	77	22 192	79	22 258
Sub-total	***84***	***27 882***	***89***	***29 383***	***94***	***30 584***	***96***	***30 650***
The New Territories and Islands								
Kwai Tsing	4	2 782	4	2 782	4	2 782	4	2 782
North	0	0	0	0	0	0	0	0
Sai Kung	0	0	2	835	2	835	2	835
Sha Tin	4	2 714	4	2 714	5	3 253	5	3 253
Tai Po	0	0	0	0	0	0	0	0
Tsuen Wan	5	3 500	5	3 500	5	3 500	5	3 500
Tuen Mun	1	450	1	450	1	450	1	450
Yuen Long	2	1 147	2	1 147	2	1 147	2	1 147
Islands	7	3 404	9	3 918	10	4 247	10	4 247
Sub-total	***23***	***13 997***	***27***	***15 346***	***29***	***16 214***	***29***	***16 214***
Total	**190**	**62 830**	**211**	**67 394**	**225**	**70 017**	**227**	**70 083**

(3) According to the information provided by the Lands Department and the Buildings Department, five governments sites were sold for "Hotel Only" use by public tender in the past four years. The details of the sites and their current status are as follows:

Site No.	Tender Award Date	Location	Maximum Gross Floor Area (m^2)	Present Status
1.	11 July 2011	373 Queen's Road East, Wan Chai, Hong Kong	10 755	Substructure works in progress

2.	27 October 2011	Area 4, Sai Kung Town, Sai Kung, New Territories	26 910	General Building Plans not yet approved
3.	22 December 2011	Junction of Hung Luen Road and Wa Shun Street, Hung Hom, Kowloon	62 492	General Building Plans not yet approved
4.	27 March 2013	North Point Estate Lane and Shu Kuk Street, North Point, Hong Kong	36 000	General Building Plans not yet approved
5.	6 November 2013	Cotton Tree Drive, Hong Kong	30 200	General Building Plans not yet submitted

4. The Planning Department's expenditure on processing of planning applications and provision of planning comments on hotel developments has been absorbed by the Department's existing resource. No breakdown of the expenditure for this specific task is available and deployment of additional staff is not required for this task in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2930)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 104):

Please inform this Committee of the plan by the Development Bureau to rezone "Government, Institution or Community" sites into sites for public housing or private residential development in 2014-15. What are the land area and locations involved, and the estimated number of flats to be provided?

Asked by: Hon. WONG Yuk-man

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. Among them, 31 sites are in "Government, Institution or Community" (G/IC) zoning. We are taking forward the amendments to statutory plans for these sites. The details of the individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3290)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 196):

What is the latest progress about the detailed design of and technical assessment on the Revised Development Option for the Comprehensive Development Area site at Diamond Hill? When will the planning application for the Revised Development Option be submitted to the Town Planning Board? What is the expected date for commencement of construction work? What are the expenditure and manpower involved for this task currently?

Asked by: Hon. WU Chi-wai

Reply:

According to the Housing Department (HD), the Hong Kong Housing Authority is currently refining the revised development option for the Comprehensive Development Area site at Diamond Hill, and conducting various technical assessments including traffic and environmental impact assessments and air ventilation assessment.

HD has advised that, after completion of the technical assessments and further consultation with the Wong Tai Sin District Council, its target is to submit the section 16 planning application for the refined development proposal to the Town Planning Board (TPB) for consideration in early 2015. Subject to planning approval from TPB, the construction is scheduled to commence in 2016.

The Planning Department (PlanD)'s expenditure and manpower involved in this task is absorbed by PlanD within its existing resources.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2200)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 43):

During 2014-15, the Planning Department will manage and complete the Cross-boundary Travel Survey 2013/14 (the Survey). Please advise this Committee of the details of the Survey, the estimated date for completion of the Survey, whether the survey findings will be promulgated to the public and the resources involved.

Asked by: Hon. YICK Chi-ming, Frankie

Reply:

The Cross-boundary Travel Survey 2013/14 (the Survey) 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. Main fieldwork of the Survey was carried out in February/March 2014 and the results will be available for release to the public by end 2014. The information will provide reference for planning and infrastructure development. The total estimated cost for the Survey is $5.25 million, of which $2.72 million is estimated to be spent in 2014-15. The management of the Survey is undertaken by in-house staff in the Planning Department as part of their overall duties.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3115)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 29):

The Administration announced in 2009 a series of revitalisation measures to facilitate redevelopment and wholesale conversion of old industrial buildings. In the Budget this year, it is further proposed to expedite the rezoning of industrial sites with a view to making available more floor area for commercial use. What is the estimated floor area of industrial buildings that can be rezoned for commercial use in the coming year? Among such floor area, what is the amount available for hotel use?

Asked by: Hon. YIU Si-wing

Reply:

The Planning Department is undertaking a new round of Area Assessments of Industrial Land in the Territory. The number of industrial sites or buildings and the estimated floor area that could be rezoned for commercial use (including hotel) would be subject to the findings and recommendations of that assessment exercise which is expected to be completed in 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0044)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

Subhead (No. & title): 7343CL Central Reclamation phase 3 – engineering works

Programme: (-) Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 306):

The Government constructs a military dock at the new Central Harbourfront by public funds. Have the works been completed? What are the details of the expenditure items of the works? If the works have not been completed, what are the details of the expenditure items concerning the above works so far? What is the time of completion for the works anticipated by the Government?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The area where the Central Military Dock (CMD) is located is currently a works site under the Central Reclamation Phase 3. The construction of the CMD and the associated facilities has not been fully completed. The Government will need to conduct testing and commissioning of the facilities, and complete the outstanding works and other relevant procedures before the CMD could be handed over to the Garrison.

The project estimate of the entire Central Reclamation Phase 3 – engineering works (including the construction of the CMD) as approved by the Finance Committee is $5,761.5 million. The total expenditure is expected to be within the approved project estimate. The final cost including that for the CMD could only be worked out after completion of all the engineering works and account finalisation.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2981)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

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

Programme: (-) Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 34):

In 2014-15, the estimated expenditure of the Infrastructure item "planning and engineering study on the remaining development in Tung Chung" under the Fund is $18 million, please list the breakdown, content and timetable of the relevant expenditure as well as the individual amount of the expenditure.

Asked by: Hon. QUAT, Elizabeth

Reply:

The "Planning and engineering study on the remaining development in Tung Chung" is funded under PWP Item No. 7712CL. The detailed breakdown of the estimated expenditure of $18.0 million to be spent in 2014-15 is as follows:

		$ million
(a) Consultants' fees		12.2
(b) Site investigation		3.7
(c) Expenses for public engagement programme and miscellaneous items		1.2
	Sub-total	17.1
(d) Provision for price adjustment		0.9
	TOTAL	18.0

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0353)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

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

Programme: (-) Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 22):

Subhead 7677CL – Wan Chai development phase 2, engineering works

Concerning 7677CL – Wan Chai development phase 2, engineering works, the LegCo paper PWSC(2009-10)53 states that the Administration would spend HK$630.3 million for 2013-14, and HK$590.9 million for 2014-15. However, according to the latest estimates, the revised estimate for the project for 2013-14 is only HK$362.3 million and the estimate for the project for 2014-15 is HK$325.4 million. Will the Administration inform this Committee the reasons for the substantial decrease in expenditure for two consecutive years? Will the project be able to complete in June 2017 according to schedule?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The expenditure for 7677CL in the past few years was actually higher than the estimated expenditure stated in PWSC(2009-10)53. Up to 31 March 2013, the actual total expenditure was about $1,883 million, compared with the estimate of about $1,717 million in PWSC(2009-10)53. The current expenditure forecast reflects the actual progress and the contractor's programme of works of the financial years concerned. The target of forming the land for the construction of the Central-Wan Chai Bypass and the necessary ground level connecting roads in June 2017 remains unchanged.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3636)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 313):

1. For how many years have the review on the New Territories Small House Policy been undertaken? What is the expenditure involved?

2. What are the timetable for and the specific details of the review on the New Territories Small House Policy? Will additional resources be allocated in the coming year so as to complete the review by this financial year?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Government's intention to review the small house policy was made public by the then Secretary for Housing, Planning and Lands in December 2002. The on-going review is conducted by the Development Bureau using its existing resources and by colleagues as part of their overall duties. We are unable to provide a breakdown of the resources used solely for the review.

The small house policy has been in operation for a long time. 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3637)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 314):

Please advise on the progress of the revitalisation of the Central Market, the detailed work timetable and estimated expenditure involved.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

In October 2009, the Government invited the Urban Renewal Authority (UR) to help conserve and revitalise the Central Market to turn it into an urban oasis. URA then established the Central Oasis Community Advisory Committee (COCAC) to help develop a conservation and revitalisation plan.

Between 2009 and 2011, COCAC conducted an extensive public engagement (PE) programme to tap public views on the preferred functions and design of the future market building.

In July 2013, URA obtained the approval of the Town Planning Board (TPB) for its revitalisation plan drawn up on the basis of the outcome of the PE programme.

In late 2013, URA submitted its first building plan to the Buildings Department (BD). However, as there is an application for leave for judicial review against TPB over its approval of the revitalisation plan which is still pending court decision, the progress of the revitalisation initiative is being held up.

According to the original plan, URA would complete Stage 1 of the revitalisation project in 2017-18 with the whole project completed by 2019-20. The actual completion dates will, however, depend on the progress of the court action and the subsequent building works.

When first budgeted in 2009, URA projected that it would need $500 million to complete the revitalisation project. Given the rising construction cost over time as judicial processes take their course, URA is revising its estimates. A more realistic estimate can only be worked out when the URA tenders out its approved building works.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3638)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 315):

How many sites on the Land Sale Programmes were not made available to the market because the rezoning process had not been completed in each of the past five financial years (i.e. in 2009-10, 2010-11, 2011-12, 2012-13 and 2013-14)? Please provide information on the location of these sites.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The sites included in the Land Sale Programmes (LSPs) in the past five financial years (i.e. 2009-10, 2010-11, 2011-12, 2012-13 and 2013-14) 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. Some of them were rolled over to the subsequent annual LSPs, while some were taken out from the annual LSP.

Lot No.	Location	Remarks
2009-10		
TMTL 430	Area 52, Fu Tei, Tuen Mun	Rolled over to 2010-11, 2011-12 and 2012-13 LSPs; sold in April 2013.
TCTL 11	Area 3A, Tung Chung, Lantau	Rolled over to 2010-11, 2011-12 and 2012-13 LSPs; sold in March 2013.
STTL 482	Site 11, Area 77, Ma On Shan, Sha Tin	Rolled over to 2010-11, 2011-12, 2012-13 and 2013-14 LSPs; sold in June 2013.
Lot 750 in DD 85	Queen's Hill, Fanling	Not rolled over to 2010-11 LSP; under planning for public and private housing development.

Lot No.	Location	Remarks
2010-11		
TMTL 430	Area 52, Fu Tei, Tuen Mun	Rolled over to 2011-12 and 2012-13 LSPs; sold in April 2013.
YLTL 458	Junction of Fu Yip Street and Wang Yip Street West, Tung Tau, Yuen Long	Rolled over to 2011-12 LSP; subsequently taken out of LSP and allocated to Housing Department for Home Ownership Scheme development.
2011-12		
IL 8947	123 Gloucester Road and 219-227 Lockhart Road, former Wan Chai Police Station cum Wan Chai Police Married Quarters	Rolled over to 2012-13, 2013-14 and 2014-15 LSPs. Sale being held up because of Judicial Review (JR) against the Outline Zoning Plan (OZP) concerned.
IL 9036	Murray Building, 22 Cotton Tree Drive, Hong Kong	Rolled over to 2012-13 and 2013-14 LSPs; sold in November 2013.
2012-13		
IL 8947	123 Gloucester Road and 219-227 Lockhart Road, former Wan Chai Police Station cum Wan Chai Police Married Quarters	Rolled over to 2013-14 and 2014-15 LSPs. Sale being held up because of JR against the OZP concerned.
IL 9036	Murray Building, 22 Cotton Tree Drive, Hong Kong	Rolled over to 2013-14 LSP; sold in November 2013.
TPTL 208 TPTL 211	Fo Chun Road, Pak Shek Kok, Tai Po Fo Chun Road, Pak Shek Kok, Tai Po	Not rolled over to 2013-14 LSP; replaced by two nearby residential sites included in 2013-14 LSP.
RBL 1197	Mount Austin Road, The Peak, Hong Kong	Not rolled over to 2013-14 LSP; retained for Government, Institution or Community (G/IC) use.
STTL 581	Whitehead, Ma On Shan, Sha Tin	Rolled over to 2013-14 LSP; sold in March 2014.
KIL 11235	Junction of Argyle Street and Canton Road, Kowloon (ex-Mong Kok Market Site)	Rolled over to 2013-14 and 2014-15 LSPs. Sale being held up because of JR against the OZP concerned.
2013-14		
Il 8947	123 Gloucester Road and 219-227 Lockhart Road, former Wan Chai Police Station cum Wan Chai Police Married Quarters	Rolled over to 2014-15 LSP. Sale being held up because of JR against the OZP concerned.

Lot No.	Location	Remarks
KIL 11235	Junction of Argyle Street and Canton Road, Kowloon (ex-Mong Kok Market Site)	Rolled over to 2014-15 LSP. Sale being held up because of JR against the OZP concerned.
KIL 11238	322 & 324 Reclamation Street / 445 & 447 Shanghai Street, Mong Kok, Kowloon	Rolled over to 2014-15 LSP. Sale being held up because of JR against the OZP concerned.
KIL 11240	Junction of Soy Street and Shanghai Street, Mong Kok, Kowloon	Rolled over to 2014-15 LSP. Sale being held up because of JR against the OZP concerned.
NKIL 6536	Renfrew Road, Kowloon Tong, Kowloon	Not rolled over to 2014-15 LSP. Being rezoned to "G/IC".
NKIL 6520	Fung Shing Street, Ngau Chi Wan, Kowloon	Rolled over to 2014-15 LSP.
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)	Rolled over to 2014-15 LSP (the site has been merged with another site TMTL 501 to form a new site TMTL 541 in 2014-15 LSP).
TMTL 506	Junction of So Kwun Wat Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun	Not rolled over to 2014-15 LSP; retained for G/IC use.
YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	Rolled over to 2014-15 LSP.
AIL 462	Yip Kan Street and Wong Chuk Hang Road, Hong Kong (ex-Aberdeen Fire Station)	Rolled over to 2014-15 LSP.
NKIL 6512	Junction of Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong, Kowloon	Rolled over to 2014-15 LSP.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3639)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 316):

1. What is the number of compulsory sale cases in each of the past two years? Please provide information on the location of these cases as well as the auction date, reserve price and transaction price.

2. Since the implementation of the pilot mediation scheme (the scheme) for compulsory sale for redevelopment, how many mediation cases have been received each year, and how many of them have been successfully mediated?

3. Please provide a breakdown of the resources allocated to implement the scheme in the past two financial years.

4. Please provide information on the resources to be allocated to continue with the scheme in 2014-15? When will the Government review the effectiveness of the scheme? What are the details?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The number of compulsory sale applications filed with the Lands Tribunal from 1 April 2012 to 31 March 2013 is 39 and that from 1 April 2013 up till end January 2014 is 10. For the 39 applications filed in 2012-13, compulsory sale orders have been granted in 12 cases with auctions successfully completed for 11 of them. So far, no compulsory sale order has yet to be granted for any of the 10 applications filed in 2013-14. Information on the locations of the lots covered by the compulsory sale applications and for those with compulsory sale orders granted, where applicable, the auction dates, the reserve prices and the subsequent transaction prices, is set out below –

(i) Information on the 39 compulsory sale applications filed with the Lands Tribunal in 2012-13:

	Lands Tribunal Case Number	Location	Case Status	Auction Date (if applicable)	Reserve Price (if applicable) ($ million)	Transaction Price (if applicable) ($ million)
1	LDCS 26000/2012	Nos. 8-10 and 8A-10A, Ka Shin Street, Tai Kok Tsui, Kowloon	Discontinued*	-	-	-
2	LDCS 27000/2012	Nos. 12-14 and 12A-14A, Ka Shin Street, Tai Kok Tsui, Kowloon	Discontinued*	-	-	-
3	LDCS 28000/2012	Nos. 16-18 and 16A-18A, Ka Shin Street, Tai Kok Tsui, Kowloon	Adjourned	-	-	-
4	LDCS 29000/2012	Nos. 20-22 and 20A-22A, Ka Shin Street, Tai Kok Tsui, Kowloon	Discontinued*	-	-	-
5	LDCS 30000/2012	Nos. 24-26 and 24A-26A, Ka Shin Street, Tai Kok Tsui, Kowloon	Discontinued*	-	-	-
6	LDCS 31000/2012	Nos. 28-30 and 28A-30A, Ka Shin Street, Tai Kok Tsui, Kowloon	In Progress	-	-	-
7	LDCS 32000/2012	Nos. 15 & 17 Wan King Street and Nos. 16 & 18 Wan Shun Street, To Kwa Wan, Kowloon	Order for Sale granted	October 2013	78.10	78.10
8	LDCS 33000/2012	Nos. 19 & 21 Wan King Street and Nos. 20 & 22 Wan Shun Street, To Kwa Wan, Kowloon	Order for Sale granted	July 2013	60.7	60.70
9	LDCS 34000/2012	No. 23 Wan King Street, Nos. 24 & 26 Wan Shun Street, To Kwa Wan, Kowloon	Order for Sale granted	June 2013	44.8	44.80
10	LDCS 35000/2012	Nos. 22 & 24 Wan On Street, No. 1 Wan Shun Street and No. 2 Wan Fuk Street, To Kwa Wan, Kowloon	Order for Sale granted	November 2013	75.80	75.80

	Lands Tribunal Case Number	Location	Case Status	Auction Date (if applicable)	Reserve Price (if applicable) ($ million)	Transaction Price (if applicable) ($ million)
11	LDCS 36000/2012	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	Order for Sale granted	May 2013	59.90	59.90
12	LDCS 37000/2012	Nos. 7 & 9 Wan Shun Street and Nos. 8 & 10 Wan Fuk Street, To Kwa Wan, Kowloon	Order for Sale granted	November 2013	63.80	63.80
13	LDCS 38000/2012	Nos. 11 & 13 Wan Shun Street and Nos. 12 & 14 Wan Fuk Street, To Kwa Wan, Kowloon	Order for Sale granted	November 2013	83.70	83.70
14	LDCS 39000/2012	Nos. 23, 25 & 27 Wan Shun Street and Nos. 24 & 26 Wan Fuk Street, To Kwa Wan, Kowloon	Order for Sale granted	November 2013	107.10	107.10
15	LDCS 40000/2012	Golden Horse Mansion, Nos. 21-39 Mansion Street, Quarry Bay, Hong Kong	In Progress	-	-	-
16	LDCS 41000/2012	Blocks A and B of Grand Court, No. 18 Caine Road, Hong Kong	Discontinued*	-	-	-
17	LDCS 42000/2012	Nos. 10-12A, La Salle Road, Kowloon	Order for Sale granted	June 2013	145.80	145.80
18	LDCS 43000/2012	Nos. 5, 5A and 6 Hing Hon Road, Sai Wan, Hong Kong	Discontinued*	-	-	-
19	LDCS 44000/2012	No. 7 Wing Hing Street, North Point, Hong Kong	Discontinued*	-	-	-
20	LDCS 45000/2012	No. 9 Tang Fung Street, Tin Wan, Hong Kong	Discontinued*	-	-	-
21	LDCS 46000/2012	Nos. 28 & 30 Aberdeen Street, Central, Hong Kong	Discontinued*	-	-	-
22	LDCS 47000/2012	Hillwood Apartments, Nos. 38 - 40A Hillwood Road, Tsimshatsui, Kowloon	Discontinued*	-	-	-

	Lands Tribunal Case Number	Location	Case Status	Auction Date (if applicable)	Reserve Price (if applicable) ($ million)	Transaction Price (if applicable) ($ million)
23	LDCS 48000/2012	Nos. 307-311 Des Voeux Road West, Sai Ying Pun, Hong Kong	Order for Sale granted	October 2013	163.97	163.97
24	LDCS 49000/2012	Nos. 79-81 Fuk Lo Tsun Road, Kowloon City, Kowloon	In Progress	-	-	-
25	LDCS 50000/2012	Man On Building, Nos. 19-21 Shing On Street and No. 15 Tai Shek Street, Sai Wan Ho, Hong Kong	Discontinued*	-	-	-
26	LDCS 51000/2012	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	Discontinued*	-	-	-
27	LDCS 52000/2012	Nos. 14 & 16 Inverness Road, Kowloon Tong, Kowloon	In Progress	-	-	-
28	LDCS 53000/2012	Nos. 18 - 20 Ko Shan Road, To Kwa Wan, Kowloon	Order for Sale granted	August 2013	71.85	71.85
29	LDCS 54000/2012	Nos. 301, 301A-C Prince Edward Road West, Kowloon	In Progress	-	-	-
30	LDCS 55000/2012	Dah Way Industrial Building, No. 86 Hung To Road, Kwun Tong, Kowloon	In Progress	-	-	-
31	LDCS 56000/2012	No. 15 Matheson Street, Causeway Bay, Hong Kong	In Progress	-	-	-
32	LDCS 57000/2012	Nos. 999 - 1021 King's Road, Quarry Bay, Hong Kong	In Progress	-	-	-
33	LDCS 1000/2013	Nos. 53-55A Kwun Tong Road, Kowloon	Discontinued*	-	-	-
34	LDCS 2000/2013	Nos. 12-24 Lun Fat Street, Wan Chai, Hong Kong	Discontinued*	-	-	-
35	LDCS 3000/2013	Nos. 852-854 King's Road, Hong Kong	In Progress	-	-	-
36	LDCS 4000/2013	Nos. 53-55A Kwun Tong Road (Kai Tak Mansion), Kowloon	In Progress	-	-	-

	Lands Tribunal Case Number	Location	Case Status	Auction Date (if applicable)	Reserve Price (if applicable) ($ million)	Transaction Price (if applicable) ($ million)
37	LDCS 5000/2013	Nos. 68-70A Kimberley Road, Tsimshatsui, Kowloon	In Progress	-	-	-
38	LDCS 6000/2013	Nos. 72-72C Kimberley Road, Tsimshatsui, Kowloon	In Progress	-	-	-
39	LDCS 7000/2013	Nos. 41-45 Catchick Street, Sai Wan, Hong Kong	Order for Sale granted (but auction has yet to be held)	-	207.30	-

* Note: Cases discontinued through joint application to the Lands Tribunal by both the applicants (majority owners) and the respondents (minority owners)

(ii) Information on the 10 compulsory sale applications filed with the Lands Tribunal in 2013-14 (up till end January 2014):

	Lands Tribunal Case Number	Location	Case Status	Auction Date (if applicable)	Reserve Price (if applicable) ($ million)	Transaction Price (if applicable) ($ million)
1	LDCS 8000/2013	Nos. 1-3 Yuet Yuen Street, North Point, Hong Kong	In Progress	-	-	-
2	LDCS 9000/2013	Nos. 9-11 Nam Cheong Street, Sham Shui Po, Kowloon	In Progress	-	-	-
3	LDCS 10000/2013	Nos. 13-15 Nam Cheong Street, Sham Shui Po, Kowloon	In Progress	-	-	-
4	LDCS 11000/2013	Nos. 17-19 Nam Cheong Street, Sham Shui Po, Kowloon	In Progress	-	-	-
5	LDCS 12000/2013	Kelly Court, Nos 55-57 Wing Hong Street, Nos. 84-86 King Lam Street, Cheung Sha Wan, Kowloon	In Progress	-	-	-
6	LDCS 13000/2013	Nos. 1B & IC Davis Street, Hong Kong.	Discontinued*	-	-	-
7	LDCS 14000/2013	Nos. 68 & 70 Electric Road and Nos. 2C & 2D Lau Li Street, Hong Kong	In Progress	-	-	-
8	LDCS 15000/2013	Nos. 1B & 1C Davis Street, Hong Kong.	In Progress	-	-	-

	Lands Tribunal Case Number	Location	Case Status	Auction Date (if applicable)	Reserve Price (if applicable) ($ million)	Transaction Price (if applicable) ($ million)
9	LDCS 16000/2013	Nos 134, 136 and 138 Jervois Street, Hong Kong	In Progress	-	-	-
10	LDCS 1000/2014	Nos 57, 57A-57H, 57J-57K, 65-69 Ma Tau wai Road & Nos 2-18, 18A & 20 Bailey Street, Kowloon	In Progress	-	-	-

* Note: Cases discontinued through joint application to the Lands Tribunal by both the applicants (majority owners) and the respondents (minority owners)

2. Details on the number of cases received under the Pilot Mediation Scheme for Compulsory Sale for Redevelopment (the Pilot Scheme) and the number of cases successfully mediated since the launch of the Pilot Scheme by year are set out in the table below-

Year	No. of cases received under the Pilot Mediation Scheme	No. of cases where the parties have resolved their differences after seeking initial information from the service provider but without undergoing actual mediation	Number of cases successfully mediated
2011-2012	33	16	5
2012-2013	12	0	9
2013-2014 (up to February 2014)	7	1	2

3. For 2012-13, the actual expenditure incurred for the Pilot Scheme was $1.16 million. For 2013-14, we had set aside $0.93 million for the Pilot Scheme. To support eligible elderly minority owners in their payment of mediator fees, we had also set aside $0.5 million annually 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 $9000 in March 2013. For 2013-14, one application from an elderly minority owner for support on the payment of mediator fee has been received and is being processed.

4. In March 2013, we 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 Pilot Scheme, its effectiveness, the factors pertinent to its level of success and recommendations on the way forward. Pending the findings of the consultancy review, we have set aside funding in 2014-15 similar to the provision in 2013-14. The review will be completed in the second quarter of 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3640)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No.317):

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. 2012 and 2013)? Among them, what is the most severe penalty imposed?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

In the past two calendar years of 2012 and 2013, there were 19 and 22 conviction cases respectively for the offence of unlawful occupation of unleased land under section 6(4) of the Land (Miscellaneous Provisions) Ordinance (Cap. 28). Five cases were imposed the highest penalty of $10,000.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3641)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No.317):

The Bureau has indicated that it will formulate legislative proposals for amending the Land (Miscellaneous Provisions) Ordinance this year. What is the timetable for such work?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Taking into account the views of the Audit Commission and the Public Accounts Committee of the Legislative Council (LegCo), the Development Bureau and Lands Department have reviewed the provisions relating to unlawful occupation of unleased Government land in the Land (Miscellaneous Provisions) Ordinance (Cap. 28) and examined legislative amendments to increase the deterrent effect against the relevant offences and to introduce a system of daily fines. We plan to introduce the relevant legislative amendment bill into the LegCo in the second half of this legislative year, after prior consultation with the LegCo Panel on Development.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5836)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 377):

Will the Government conduct a review on the relationship between the Planning Department and the Town Planning Board (TPB) or consider reforming the TPB to reduce the role conflict between the two? What are the details? Besides, has the Government considered earmarking resources to provide for independent secretarial support to the TPB?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Town Planning Board (TPB) is a statutory body established under the Town Planning Ordinance (Cap. 131) (the Ordinance). It currently comprises 36 members, 30 of whom are non-official members coming from a wide spectrum of professions, expertise and community interests, and are appointed in their personal capacity. TPB exercises its functions and makes its decisions independently in accordance with the Ordinance. The Planning Department (PlanD) serves as the executive arm of TPB and the Deputy Director of Planning/District has been appointed under the Ordinance to serve as the Secretary to TPB. The Secretary's main role is to provide secretariat services to the operation of TPB. There is no question of role conflict between PlanD and TPB. We have no plan to review the secretariat support for TPB.

Reply Serial No.

DEVB(PL)233

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5994)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 386):

1. The Government has decided to partially lift the administrative moratorium on development in Pok Fu Lam for redevelopment of Wah Fu Estate. Please advise whether this decision was based on any detailed planning studies results, illustrating that the traffic within the district has been greatly improved to be able to take up more loading of development. If yes, what are the manpower and expenditure involved in conducting these studies? Have the results of the studies been announced? If not, what are the reasons?

2. Has the Government any plans to continue with the lifting of administrative moratorium on development in Pok Fu Lam? What are the work timetable, manpower and estimated expenditure involved in the related studies?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. As announced in the 2014 Policy Address, as the MTR's West Island Line and South Island Line (East) are due to be completed in the near future, and that the Government is actively considering taking forward the South Island Line (West) project, the Government has decided to first lift the development moratorium at the south of Pok Fu Lam, i.e. the area close to Wah Fu Estate. The partial lifting of the moratorium will enable public housing developments/redevelopments at the six sites in the southern part of the Pok Fu Lam area, including the future redevelopment of Wah Fu Estate, to provide about 11 900 additional public rental housing and Home Ownership Scheme units.

In reviewing the Pok Fu Lam Moratorium, the Government had taken into account the land use planning and traffic conditions in the area. The land use planning review was conducted by the Planning Department in-house. The Transport Department (TD) had engaged a consultant to conduct a study to review the existing traffic conditions and assess the traffic impacts of the lifting of the moratorium. The study was completed in mid-2013, and the expenditure was about $1.3 million. TD followed up the results of the consultancy study and completed an in-house traffic impact assessment in end 2013 for the proposed public housing developments/redevelopments at the six sites in the southern part of the Pok Fu Lam area. With the completion of the West Island Line and South Island Line (East) projects in near future, the assessment showed that the additional traffic impact that the proposed developments/redevelopments would generate would not be substantial. As the traffic study for the Pok Fu Lam area involved sensitive land development information and the assessment is only preliminary in nature, the Administration has no plan to release the study report.

2. The Government currently does not have any plan to further relax or lift the Pok Fu Lam Moratorium.

Reply Serial No.

DEVB(PL)234

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5358)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 115):

Please provide details of the government fleet under your purview:

	Number	Operational expenses for 2013	Estimated operational expenses for 2014-15
VIP Car			
Large Saloon Car (Grade A)			
Large Saloon Car (Grade B)			

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

Information on the government fleet under the Development Bureau (Planning and Lands Branch) and the related operational expenses on petrol, maintenance, etc. is provided below:-

Type of Saloon Car	Number	Operational expenses for 2013-14 ($)	Estimated operational expenses for 2014-15 ($)
VIP Car	0	Not applicable	Not applicable
Large Saloon Car (Grade A)	2	289,856	150,000
Large Saloon Car (Grade B)	1	26,798	30,000

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4321)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 67):

It is stated under Programme (2) that the Administration had maintained close liaison with the Guangdong authorities on planning matters, and worked with the Shenzhen Municipal Government to jointly explore the feasibility of co-development of the Lok Ma Chau Loop over the year. Will the Administration advise this Committee on the following:

1. How many meetings have been held with the Hong Kong-Guangdong Co-operation Joint Conference (HKGDCJC) over the year? What were the details of discussion of these meetings? What were the manpower and expenditure involved? How many meetings will the Administration hold with the HKGDCJC in the coming year? What are the manpower and expenditure to be involved?

2. How many meetings have been held with Hong Kong-Shenzhen Joint Task Force on Boundary District Development (HK-SZ JTF) over the year? What were the manpower and expenditure involved? How many consultation sessions and roving exhibitions have been held in the past on the development of the Lok Ma Chau Loop, and what were the number of participants? Have the HK-SZ JTF ever discussed topics other than the development of the Lok Ma Chau Loop? If yes, what are the details, and the expenditure and manpower involved?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The Plenary Meetings of the Hong Kong-Guangdong Co-operation Joint Conference (HKGDCJC) are held to study and co-ordinate issues of mutual concern to both Hong Kong (HK) and Guangdong (GD), with the objectives of enhancing exchanges and communication between the two places. The Working Meetings of HKGDCJC are held to steer and take forward the co-operation initiatives of both sides. In 2013, the 18th Working Meeting and the 16th Plenary of the HKGDCJC were held in March and September respectively.

At the 18th 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 within the purview of Development Bureau (Planning and Lands Branch) (DEVB(PLB)) and 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. Some of these co-operation initiatives including the Lok Ma Chau Loop were also discussed at the 16th Plenary. It is anticipated that one Working Meeting and one Plenary of the HKGDCJC will be held in 2014. This task would be covered by the existing establishment of staff in DEVB(PLB) and the relevant departments as part of their overall duties, and we are thus unable to provide a breakdown on the expenditure used solely for the work.

2. The Hong Kong-Shenzhen Joint Task Force on Boundary District Development (HK-SZ JTF) was set up in December 2007 to coordinate and steer the work on studies relating to the planning and development of land in the boundary district. In 2013, two meetings had been held in June and November respectively. At the meetings, the two sides reviewed the progress of the major co-operation initiatives of Hong Kong and Shenzhen (SZ) over the past year including planning matters within the purview of DEVB(PLB) and relating to the Planning and Engineering Study on Development of the Lok Ma Chau Loop (the Loop Study). Apart from the development of the Lok Ma Chau Loop, the HK-SZ JTF also steers the work relating to the new boundary control point at Liantang/Heung Yuen Wai.

The Loop Study has undergone two rounds of public engagement. The Stage 1 Public Engagement (PE) exercise was conducted 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.

The tasks related to the HK-SZ JTF are covered by the existing establishment of staff in DEVB(PLB) and the relevant departments as part of their overall duties, and we are thus unable to provide a breakdown on the expenditure used solely for the work.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4323)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 81):

It is stated in Programme (2) that the Administration had continued to co-ordinate harbourfront-related planning and land issues. Will the Administration please advise on the following:

1. The Administration has conducted public engagement exercises on the proposed establishment of a Harbourfront Authority over the year. How many public engagement exercises have been conducted? Please advise on the manpower and expenditure involved as well as the number of participants. How many responses have been received? What was the proportion of the responses for or against the establishment of the Harbourfront Authority? How many public engagement exercises will be conducted in the coming year? What are the manpower and expenditure to be involved? What are the details of the preparation work for the establishment of the Harbourfront Authority in the coming year, and the manpower and expenditure to be involved?

2. What were the manpower and expenditure involved in the planning and implementation of harbourfront enhancement projects over the year? What are the details on the matter this year, and the manpower and expenditure to be involved?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The Government and the Harbourfront Commission (HC) are taking forward jointly the Public Engagement Exercise (PE) on the proposed establishment of a Harbourfront Authority (HA). During the three-month Phase I PE completed in January 2014, a total of 27 PE sessions were held for various stakeholders including four public forums, and briefings for the Legislative Council, District Councils of nine harbourfront districts, professional bodies, chambers of commerce and

universities. Over 650 persons attended the PE sessions. 38 written submissions and 304 questionnaires were received during the consultation period. Based on the initial feedback from Phase I PE, there was general support for the proposed establishment of an HA.

Phase II PE is planned to be launched within 2014 and we are now working on the details of the PE activities. The relevant work will be carried out by the Harbour Unit of the Planning and Lands Branch using our existing resources.

If the proposal receives public support in the PE, the detailed framework for the proposed HA including its organisation and resources will be formulated having regard to the views received during PE. At this stage, we do not have the estimations.

2. We will continue to work with HC to advise on planning, land use and urban design matters related to the Harbourfront and to enhance the Harbourfront for enjoyment by the public. In 2014-15, the construction of the Tai Kok Tsui Advance Promenade, the Kwun Tong Promenade Stage 2, and the Kai Tak Runway Park Phase 1 are expected to be completed.

The number of positions involved and the expenditure incurred or funding earmarked for the implementation of various harbourfront enhancement initiatives and the operation of HC in 2013-14 and 2014-15 are set out below -

Year	2013-2014	2014-2015
No. of positions involved	12	12
Expenditure incurred /funding earmarked (in $ million)	8 (Revised Estimate)	14 (Funding Earmarked)

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5922)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 278):

Please set out the establishment and expenditure involved in the "North East New Territories New Development Areas Planning and Engineering Study" for the past five years, as well as that for the coming financial year.

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 expenditures in the past five years are as follows:

Year	**Expenditure for the Study ($ million)**
2009-10	9.11
2010-11	7.94
2011-12	9.59
2012-13	9.88
2013-14	8.50

As regards manpower input, three professional staff of PlanD and three (2009-10) to six (from 2010-11 to 2013-14) professional staff of CEDD were involved in overseeing the Study. Three professional staff each of PlanD and CEDD will continue to be involved wrapping up the Study in 2014-15. Officers at the senior management level in these departments, as well as officers in the Development Bureau, are involved in overseeing various planning and development projects including the NDAs. There are also other supporting staff who provide technical and clerical services in the Development Bureau and the departments. Their duties also include other areas of work and hence we are unable to provide a breakdown on the expenditure involved solely for the tasks and services in respect of the NDAs.

The estimated project expenditure in 2014-15 for the Study is $3.88 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5933)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 214):

The Civil Engineering and Development Department awarded the consultancy project on Preliminary Feasibility Study on Developing the New Territories North in January 2014 and the estimate of the study was $29.63 million. What are the aim and details of the study? What is the expected positioning of the New Territories North? What is the expected increase in the population of the New Territories North? In what year will the development plan commence? The New Territories North is now a main area where local farms cluster together, will the Administration carry out studies on local farming policies when conducting the above study? If not, what are the reasons?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Planning Department and the Civil Engineering and Development Department jointly commissioned the Preliminary Feasibility Study on Developing the New Territories North (the Study) on 30 January 2014. The Study Area generally covers the land to the north of the northern mountain ranges viz. Kai Kung Leng, Pak Tai To Yan and Pat Sin Leng and is bounded by San Tin Highway in the west and the North East New Territories Landfill and surrounding mountain ranges in the east.

The main objectives of the Study are to identify potential development areas (PDAs) within the Study Area, formulate broad land uses and development scale of the PDAs and ascertain their preliminary technical feasibility and major supporting infrastructure for consideration of developing a modern new town there of a similar scale as the Fanling/Sheung Shui New Town. The Study will look into the development opportunities and constraints within the Study Area including the implications for the existing cluster of farmland. It will also

examine if urban development can be properly integrated with the rural and natural environment. Public engagement will be carried out during the course of the Study. The Study is targeted for completion in mid-2015. As the Study has just commenced, no development proposals have yet been formulated.

Agricultural policy is under the purview of the Food and Health Bureau. As announced in the 2014 Policy Address, the Government will review its agricultural policy to enhance productivity and promote sustainable development of local agriculture.

Reply Serial No.

DEVB(PL)239

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5935)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 228):

Regarding the continued review on the New Territories Small House Policy, what progress has been achieved in 2013 and what are the results obtained? What is the estimated expenditure involved in the work of review for the 2014-15 financial year? When will the review be completed?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The review of the small house policy is on-going. The small house policy has been in operation for a long time. 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 and announcing its findings.

The review is conducted by the Development Bureau using its existing resources and by colleagues as part of their overall duties. We are unable to provide a breakdown of the resources used solely for the review.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5936)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No.229):

Please advise on the number of government land resumed under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) in the past three years, and the location of these sites. The Administration will examine amendments to the Land (Miscellaneous Provisions) Ordinance with a view to increasing the deterrent effect against unlawful occupation of government land in 2014-15. Please advise on the objectives of and the timetable for the amendments, and the estimated number of government land being unlawfully occupied that are required to be resumed in the next three years.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

For cases of unlawful occupation of government land, Lands Department will take land control action under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) to clear the illegal occupation from the government land concerned. In the past three years (2011 to 2013), the number of cases of government sites so cleared and their locations are as follows:

Calendar Year	Number of cases		
	Urban Areas	New Territories	Total
2011	3 584	3 325	6 909
2012	3 188	4 966	8 154
2013	3 446	3 912	7 358

Based on the trend in recent years, we expect that, for the next three years, the number of cases of government sites to be cleared each year will be comparable to that in 2013.

Taking into account the views of the Audit Commission and the Public Accounts Committee of the Legislative Council (LegCo), the Development Bureau and Lands Department have reviewed the provisions relating to unlawful occupation of unleased Government land in the Land (Miscellaneous Provisions) Ordinance (Cap. 28) and examined legislative amendments to increase the deterrent effect against the relevant offences and to introduce a system of daily fines. We plan to introduce the relevant legislative amendment bill into the LegCo in the second half of this legislative year, after prior consultation with the LegCo Panel on Development.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5937)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 230):

On maintaining 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 on the following:

(a) In 2013, how many meetings on planning matters were held with the Guangdong Provincial Government and how many planning projects were discussed? Were the Central Policy Unit or any research institutes involved?

(b) In view of the increasing conflict between Hong Kong and the Mainland and people's discontent that all Hong Kong-Guangdong planning seems to benefit the Mainland, will the Administration advise how many meetings it plans to hold with the Guangdong authorities in 2014-15, what planning projects will be discussed and whether the minutes of meeting of the Hong Kong-Guangdong Co-operation Joint Conference will be made public?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Plenary Meetings of the Hong Kong-Guangdong Co-operation Joint Conference (HKGDCJC) are held 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 held to steer and take forward the co-operation initiatives of both sides. In 2013, the 18th Working Meeting and the 16th Plenary of the HKGDCJC were held in March and September respectively. The Central Policy Unit was not involved in these meetings. There was no research institute among the Hong Kong delegation attending these meetings.

At the 18th 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 within the purview of Development Bureau (Planning and Lands Branch) and 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. These co-operation initiatives were also discussed at the 16th Plenary.

We expect that one Working Meeting and one Plenary of the HKGDCJC will be held in 2014 and we will report the latest progress and development on these studies to the HKGDCJC in 2014. Press release will be issued after each of the HKGDCJC to inform the public of the major outcomes of the meeting. An information note about the meeting will also be submitted to the Legislative Council Panel on Commerce and Industry.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5938)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 231):

Regarding the 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, will the Administration provide the following information:

(a) How many meetings did the Administration hold with the Hong Kong-Shenzhen Joint Task Force on Boundary District Development on relevant planning issues in 2013? Who were the attendees? Did any research institutes or the Central Policy Unit participate in the meetings?

(b) The confrontations between Mainlanders and Hong Kong people are increasing and the public are resentful about the development of the Lok Ma Chau Loop for the interest of the Mainland. How many meetings will the Administration hold with the Hong Kong-Shenzhen Joint Task Force on Boundary District Development in 2014-15? Will the minutes of meetings be made available to the public? Will the Administration make public consultation on the development?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Hong Kong-Shenzhen Joint Task Force on Boundary District Development (HK-SZ JTF) was set up in December 2007 to coordinate and steer the work on studies relating to the planning and development of land in the boundary district. In 2013, two meetings were held in June and November respectively. The attendees were from various bureaux and departments of the Hong Kong SAR Government, including the Development Bureau, Constitutional and Mainland Affairs Bureau, Security Bureau, Education Bureau, Lands Department, Planning Department (PlanD), Civil Engineering and Development Department, Architectural Services Department, Agriculture, Fisheries and Conservation

Department, Environmental Protection Department, Highways Department and Transport Department, as well as the Shenzhen (SZ) authorities. The Central Policy Unit was not involved in these meetings. There was no research institute among the Hong Kong delegation attending these meetings.

We expect that two meetings of the HK-SZ JTF will be held in 2014-15. Press release will be issued after each of the HK-SZ JTF meeting to inform the public of the major outcomes of the meeting. We will continue to work with SZ authorities through the HK-SZ JTF to take forward the development of the Lok Ma Chau Loop.

Regarding public consultation on the development of the Lok Ma Chau Loop, two rounds of public 4ngagement have been undertaken for the Planning and Engineering Study on Development of the Lok Ma Chau Loop. The Stage 1 Public Engagement (PE) exercise was conducted 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 Stage 2 PE exercise to consult the public on the Recommended Development Proposals was conducted from May to July 2012. The Legislative Council Panel on Development was consulted on 16 December 2010 and 22 May 2012 during the Stage 1 and Stage 2 PE respectively. Following the completion of the Study in 2013-14, PlanD is preparing the draft statutory outline zoning plan (OZP) for the Lok Ma Chau Loop. The draft OZP will be exhibited in accordance with the Town Planning Ordinance, and the public may make representations on the draft OZP.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5939)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 232):

Regarding the effort to continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provided policy steer on and oversee the various planning and engineering studies and land use reviews, 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 reviews on government sites, "Green Belt", industrial sites, etc., please advise on the resources to be allocated in this respect, and the implementation timetable and details.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The policy portfolio of the Planning and Lands Branch (PLB) of Development Bureau (DEVB) covers a wide spectrum of work as detailed in the Controlling Officer's Report. One of our major tasks is to continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provide policy steer on and oversee the various planning and engineering studies and land use reviews. The work on this front is part of the overall duties of the colleagues concerned, and hence we are unable to provide a breakdown on the expenditure or manpower involved solely for this task.

The target completion date and latest development of the major studies and reviews under the policy steer of PLB of DEVB are as follow: -

Study/Review	Target Completion Date of the Study/Review	Latest Development
North East New Territories New Development Areas Planning and Engineering Study	Completed	Funding approval from the Legislative Council Finance Committee for undertaking the detailed design and site investigation of the Advance Works will be sought in May 2014.
Hung Shui Kiu New Development Area Planning and Engineering Study	End 2014	Stage 3 Community Engagement of the Study is scheduled for Q3 of 2014.
Preliminary Feasibility Study on Developing the New Territories North	Mid 2015	The study commenced in January 2014 to explore further development opportunities in the areas.
Planning and Engineering Study on the Remaining Development in Tung Chung	End 2015	The Draft Outline Development is being formulated for Stage 3 Public Engagement.
Planning and Engineering Study for Kwu Tung South - Feasibility Study	Mid 2015	The Preliminary Outline Development Plan is being finalised.
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	Mid 2015	Stage 2 Community Engagement on the Preliminary Outline Development Plan will be conducted soon.

Study/Review	Target Completion Date of the Study/Review	Latest Development
Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	End 2014	Stage 2 Community Engagement on the Draft Recommended Outline Development Plan will be conducted soon.
Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site	Completed	We will proceed with the town planning and other relevant procedures.
Engineering Feasibility Study for Development of ex-Cha Kwo Ling Kaolin Mine Site	Substantially Completed	We plan to commence the design of the necessary site formation and infrastructure works in mid-2014.
Planning Study on Future Land Use of Anderson Road Quarry - Feasibility Study	Completed	We will proceed with the town planning and other relevant procedures soon.
Development of Anderson Road Quarry - Investigation	March 2014	The Civil Engineering and Development Department plans to commence the detailed design and site investigation works in June 2014.

Study/Review	Target Completion Date of the Study/Review	Latest Development
Study on the Development Options for the "Comprehensive Development Area" Site in Diamond Hill, Kowloon	Completed	The Housing Department is refining the adopted development scheme to take account of the comments received.
Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study	Late 2015	The draft initial land use options are being formulated.
Land Use Review for Kam Tin South and Pat Heung	Early 2014	The land use review is close to completion.
Land Use Reviews on the Government Land Currently Vacant, under Short Term Tenancies or Different Short-term or Government Uses	Completed (Note)	Upon completion of the studies confirming individual sites' development feasibility, we will consult the relevant stakeholders and proceed with the town planning and other relevant procedures.
The Next Stage of Review on Green Belt Sites	Completed (Note)	Upon completion of the studies confirming individual sites' development feasibility, we will consult the relevant stakeholders and proceed with the town planning and other relevant procedures.

Study/Review	Target Completion Date of the Study/Review	Latest Development
The New Round of Area Assessments of Industrial Land in the Territory	2014	Site inspections and questionnaire surveys of industrial buildings in various districts are in progress.

Note : The Government will continue to review and make available sites which are considered suitable for conversion to residential or other uses in higher demand in the community.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5941)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 234):

Will the Administration advise on the detailed work plan and timetable of the work to oversee and co-ordinate the implementation of the Kwu Tung North and Fanling North New Development Areas in 2014-15? How many resources will be allocated for making discussion and consultation with local stakeholders being affected by the development? Will village public meetings be held and will social worker teams be employed?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Development Bureau (DEVB) will continue to oversee and co-ordinate the implementation of the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs) in the coming year, including the detailed design and site investigation for the advance site formation and engineering infrastructure works at the NDAs. We will continue to liaise with the affected parties and devise practicable options on compensation and rehousing arrangements in consultation with concerned policy bureaux and departments. The tasks will continue to be covered by the existing establishment of staff in DEVB and the concerned departments as part of their overall duties, and hence we are unable to provide a breakdown on the expenses to be involved solely for the work.

A team of social workers has been appointed for the FLN NDA to enhance the communication between the Government and the affected clearees. Another social service team will be appointed for the KTN NDA for the same purpose shortly.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6400)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 64):

In respect of the advisory and statutory bodies under the purview of the Development Bureau, please provide the name, functions and number of members with a breakdown by gender and age (below 30, 30 and above) of each of these bodies. Please also provide their total expenditure for the past 5 years.

Asked by: Hon. CHEUNG Kwok-che

Reply:

At present, there are 25 Advisory and Statutory Bodies (ASBs) under the purview of Development Bureau (Planning and Lands Branch) (DEVB(PLB)) and its departments. Their names and functions are set out at Annex.

As at 28 February 2014, these ASBs had a total of 719 Government-appointed non-official members, 84.1% of whom were male and 15.9% were female; 0.7% were under the age of 30 and 99.3% were at or above the age of 30.

Most of the secretariat posts supporting the ASBs are civil service posts and they are part of the establishment of DEVB(PLB) and its departments. The service of these civil servants to the ASBs is part of their overall duties and hence we are unable to provide a breakdown on the expenditure used solely for serving the ASBs.

Annex

Name and Functions of ASBs under the purview of DEVB(PLB)

Name	Functions
DEVB(PLB)	
Appeal Board Panel (Town Planning)	To hear appeals lodged by applicants who are aggrieved by the decision of the Town Planning Board on reviews under section 17 of the Town Planning Ordinance (Chapter 131).
Appeal Board Panel under the Urban Renewal Authority Ordinance	To hear appeals under section 28 of the Urban Renewal Authority Ordinance (URAO) (Chapter 563) lodged by objectors to a development project who are aggrieved by the decision of the Secretary for Development under section 24(4)(a) or (7) of the URAO.
Appeal Tribunal Panel (Buildings)	To hear and determine appeals lodged under section 44 of the Buildings Ordinance (Chapter 123).
Harbourfront Commission	1. To play an advocacy, oversight and advisory role in the envisioning, planning, urban design, marketing and branding, development, management and operation of the harbourfront areas and facilities on a continuous and ongoing basis; 2. To exercise overall coordination and monitoring of harbourfront planning, urban design, development and management to ensure effective integration of these major aspects; and 3. To foster and encourage the development, management and maintenance of the harbourfront through a wide range of contractual entrustment / partnership arrangements with the private sector (including the community, social enterprises and non-governmental organisations).
Home Purchase Allowance Appeals Committee Panel	To determine appeals against the decision of the Director of Lands relating to - (a) the eligibility on the payment of Home Purchase Allowance (HPA) or Supplementary Allowance (SA) payment; and (b) the eligibility of disputed building areas or structures for the calculation of HPA or SA payment.
Land and Development Advisory Committee	To advise the Government, through the Secretary for Development, on - (a) policies and procedures in relation to planning, land, and buildings matters; (b) specific development proposals and projects initiated by non-governmental organisations or private sector proponents which carry broader economic or social merits; (c) policies, measures and specific development proposals conducive to Energizing Kowloon East; and (d) any other development matters in relation to (a) to (c) above.
Urban Renewal Authority Board	To exercise and perform the powers and duties conferred and imposed on the Urban Renewal Authority by the URAO.

Name	Functions
Buildings Department	
Advisory Committee for the Fire Safety (Buildings) Ordinance and the Fire Safety (Commercial Premises) Ordinance	1. To assist the Director of Buildings (DB) or his delegated officers in considering the appropriateness of fire safety measures in domestic or composite buildings on case basis, having regard to the structural integrity of the building and the technology available to comply with the requirements stipulated under the Fire Safety (Buildings) Ordinance (Chapter 572); and 2. To advise DB or his delegated officers on matters relating to the administration of the Fire Safety (Commercial Premises) Ordinance (Chapter 502) insofar as the provision of fire safety improvement measures in commercial premises or commercial buildings is concerned.
Advisory Committee on Barrier Free Access	To offer advice to the Building Authority in relation to plans submitted for a new building or for alteration and addition to an existing building as to whether reasonable access will be provided in the building for persons with a disability.
Authorized Persons Registration Committee Panel	To provide a pool of members from whom the Building Authority is to appoint the Authorized Persons Registration Committees to assist the Building Authority in considering applications for inclusion in the authorized persons' register.
Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee	To provide a forum for the discussion of all matters relating to the duties and practice of Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers in relation to building and land matters.
Authorized Persons', Registered Structural Engineers' and Registered Geotechnical Engineers' Disciplinary Board Panel	To provide a pool of persons for appointment of Authorized Persons', Registered Structural Engineers' and Registered Geotechnical Engineers' Disciplinary Boards for conducting hearings of the disciplinary proceedings against authorized persons, registered structural engineers or registered geotechnical engineers, and to provide a pool of persons for appointment of Registered Contractors' Disciplinary Boards for hearing and determining the disciplinary proceedings against registered general building contractors, registered specialist contractors or registered minor works contractors.
Contractors Registration Committee Panel	To provide a pool of members from whom the Building Authority is to appoint the Contractors Registration Committees to assist the Building Authority in considering applications for inclusion in the contractors' register.
Expanded Building Committee	To advise the Building Authority or his delegated officers on the acceptance of performance-based design or alternative proposals submitted by Authorized Persons demonstrating equivalent performance as compliance with building separation, building set back and site coverage of greenery requirements as stated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers on Sustainable Building Design Guidelines, in connection with new building developments.

Name	Functions
Fire Safety Committee	1. To advise the Building Authority or his delegated officers on the fire engineering proposals submitted by Authorized Persons in connection with the planning, design and construction of new building developments, and alterations & additions proposals; and 2. To advise the Building Authority on the policy, interpretation and implementation of the Buildings Ordinance, allied legislation and codes of practice in respect of fire safety in buildings.
Geotechnical Engineers Registration Committee Panel	To provide a pool of members from whom the Building Authority is to appoint the Geotechnical Engineers Registration Committees to assist the Building Authority in considering applications for inclusion in the geotechnical engineers' register.
Inspectors Registration Committee Panel	To provide a pool of members from whom the Building Authority is to appoint the Inspectors Registration Committees to assist the Building Authority in considering applications for inclusion in the inspectors' register.
Minor Works Contractors Registration Committee Panel	To provide a pool of members from whom the Building Authority is to appoint the Minor Works Contractors Registration Committees to assist the Building Authority in considering applications for inclusion in the minor works contractors' register.
Registered Contractors' Disciplinary Board Panel	To provide a pool of persons for appointment of Registered Contractors' Disciplinary Boards for hearing and determining the disciplinary proceedings against registered general building contractors, registered specialist contractors or registered minor works contractors.
Standing Advisory Committee (Oil Storage Installations)	To advise the Building Authority on matters related to the oil storage installations and associated works, including any of the following matters - (a) matters relating to the prevention of environmental pollution, fire and explosion arising from or associated with the operation of oil storage installations and associated works; (b) the remedial works or other measures required to reduce the risk of such pollution, fire and explosion at any oil storage installation; and (c) the regular review of the means of achieving the requirements of Building (Oil Storage Installations) Regulations.
Structural Engineers Registration Committee Panel	To provide a pool of members from whom the Building Authority is to appoint the Structural Engineers Registration Committees to assist the Building Authority in considering applications for inclusion in the structural engineers' register.
Technical Committee on the Minor Works Control System	1. To collect views and consider any comments from building industry arising from the use of Technical Guideline and implementation of the Minor Works Control System and Validation Scheme for unauthorised signboards under the Signboard Control System including the related legislative proposals; and 2. To advise and make recommendations to DB from time to time on the appropriate measures to be taken in response to item 1 above.
Lands Department	
Disciplinary Board Panel (Land Survey)	To conduct inquiry into the conduct of authorised land surveyor who is suspected to have committed disciplinary offence.

Name	Functions
Land Surveyors Registration Committee	1. To establish and maintain a register of authorised land surveyors; 2. To receive, examine, consider, accept or reject applications for registration, renewal of registration and reinstatement of names in the register; 3. To examine and verify the qualifications of persons who apply for registration, renewal of registration and such reinstatement; and 4. such other functions as are imposed or conferred on the Committee by or under the Land Survey Ordinance (Chapter 473).
Planning Department	
Town Planning Board	To promote the health, safety, convenience and general welfare of the community through the systematic preparation of plans for the layout of such areas of Hong Kong as the Chief Executive may direct, as well as for the types of buildings suitable for erection therein.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6434)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 300):

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	2013
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						

Asked by: Hon. CHEUNG Kwok-che

Reply:

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. URA acts according to its prevailing policy in providing compensation and rehousing arrangements to eligible affected building owners and tenants. URA's policy broadly follows that of the Government as approved by the Legislative Council (LegCo).

Following the promulgation of the 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 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 may have their tenancies prematurely terminated 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 adopts a compassionate approach in assessing the eligibility of owners of tenanted domestic units for ex-gratia payment in exceptional circumstances; and

(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 a lower compulsory sale threshold of 80% for three classes of lot. The Notice has come into operation since 1 April 2010. To enhance the support available to minority owners affected by compulsory sale 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
The "Pilot Scheme on Outreach Support Service for Elderly Owners" aims to provide elderly owners residing in old buildings with information and other support services in relation to compulsory sale. The social workers of the scheme will proactively reach out to elderly minority owners to offer assistance.

To further step up public education and publicity, we organise public talks from time to time with the support of the Hong Kong Institute of Surveyors, the two service providers of the aforementioned pilot schemes, the Hong Kong Police and the Urban Renewal Authority to answer questions that the participants may 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	2013
Total number of private residential buildings (4 storeys or above) in Hong Kong	19 383	19 459	19 564	19 701	19 673	19 596
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	11 205
Number of redevelopment projects launched by URA that year	2	3	2	2	6	5
Number of domestic owners affected by the above projects	37	231	122	240	268	353
Number of tenants affected by the above projects	71	319	224	463	283	510
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	$10.286 million
Number of staff of the urban renewal social service teams that year	15	17	18	18	19	16

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. The number of staff for the social service teams in 2013 has decreased as compared to 2012 due to adjustment made based on the updated number of affected households in the respective development projects. The funding in 2013 has, however, increased due to salary adjustment, the new provision of administrative expense and the payment of rental for offices of the social service teams.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6481)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No.641):

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:

	2009	2010	2011	2012	2013
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					

Asked by: Hon CHEUNG Kwok-che

Reply:

We do not have readily available statistics on the number of buildings, the number of units, the number of owners, the number of tenants, or the number of owners aged 60 years or above involved in compulsory sale applications made under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (the Ordinance) in the past five years.

To monitor the operation of the Ordinance and the need to gear up support for minority owners affected by compulsory sale, we have been relying on the trend statistics of the number of compulsory sale applications filed with the Lands Tribunal, the number of compulsory sale orders granted and the auction results. Against the rising trend in the number of compulsory sale applications to the Lands Tribunal in 2011-12, we had expanded the service scope of the "Pilot Scheme on Outreach Support Service for Elderly Owners" in 2012-13 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 had also included in the contracts with the service provider since 2012-13 the requirement that, while elderly owners aged 60 years or above should continue to be the target service group, they should also provide information and support service to the immediate family members of the elderly owners as necessary.

As this monitoring arrangement has been working well, we have not tried to compile separate statistics on the number of buildings, the number of units, the number of owners, the number of tenants, or the number of owners aged 60 years or above involved in compulsory sale applications.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6482)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No.642):

Regarding the issues of redevelopment, please advise this Committee on the following:

1. 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. What is the effectiveness of the scheme?

2. Has the Government considered extending the scope of service to all affected owners? If yes, what are the plans? If not, what are the reasons?

Asked by: Hon. CHEUNG Kwok-che

Reply:

1. The Development Bureau has launched "Pilot Scheme on Outreach Support Service for Elderly Owners" since 27 January 2011 to provide outreach support to elderly minority owners who may have difficulty accessing information relevant to property acquisition by private developers as well as compulsory sale for redevelopment. Under the scheme, social workers will proactively approach elderly minority owners to offer assistance. The social workers 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). In order to provide tailor-made outreach support service 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 three specified classes of lots to which the lower compulsory sale application threshold under the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice which came into operation in 2011 applies. The social workers will also refer the elderly owners to professionals such as surveyors for advice if the elderly owners so wish.

The scheme has been well received. Since the launch of the scheme on 27 January 2011 and up till end January 2014, 182 cases of request for assistance from elderly owners have been handled. The scheme workers also made 2 712 home visits, 919 building visits covering 17 030 buildings (at which the social workers of the scheme would distribute information leaflets door-to-door to the elderly owners) and conducted 115 public talks on Cap. 545 at elderly centres in various districts. Given the popularity of the outreach service and the strong demand for assistance from elderly minority owners, since 2012-13, we have 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, and have rolled over the scheme for two years till 2015. We will conduct a review of the scheme in 2014-15 before deciding on the way forward.

2. Since 2012-13, we have set out in the contracts with the service provider the requirement that, while the elderly owners aged 60 years or above should continue to be the target service group, information and support service should also be provided to the immediate family members of these elderly owners as necessary. Furthermore, as public talks open to the public are held from time to time, we have no plans to further expand the scope of the existing support service.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6577)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 240):

The Financial Secretary indicated that in order to achieve the new target on the provision of public rental housing flats and Home Ownership Scheme (HOS) flats, the Government is fully committed to supplying additional sites to the Housing Authority (HA). At present, many "brownfield sites" are scattered throughout the New Territories. Please advise on the following:

1. At present, how many hectares of "brownfield sites" are there in the New Territories? How many hectares of them are privately owned and how many are owned through a company?

2. In view of the current adequate reserves, will additional resources be allocated to acquire, at market price, suitable "brownfield sites" from the landlords in the New Territories to supply land to the HA for provision of public rental housing flats and HOS flats so as to expedite the achievement of the housing target? If yes, please advise on the implementation plan. If not, please give the reasons.

Asked by: Hon. CHEUNG Kwok-che

Reply:

Generally speaking, "brownfield sites" cover many different land uses, including port back-up land, workshops, recycling yards, open storage facilities, etc. Given that there is no clear and standard definition, the Government has not specifically compiled statistics on "brownfield sites" across the territory. Nevertheless, the Government has been closely monitoring the land utilisation of various types of "brownfield sites". In particular, for areas with a high concentration of "brownfield sites" that have potential for more optimal land uses, such as Hung Shui Kiu and Yuen Long South, we have been carrying out comprehensive planning and engineering studies to examine the situation and the development possibility of the land therein.

The relevant policy bureaux and departments are working closely together to explore feasible options to facilitate the more efficient use of "brownfield sites" while catering for the operational needs of the industries under their respective policies, including examining the feasibility of accommodating some existing operations in suitable multi-storey buildings. This task is currently being undertaken in-house using existing resources and is still at the preliminary stage. We are unable to provide information at this stage on the resources or time required for further work and the likely outcomes.

On the parking of container vehicles, the Transport and Housing Bureau has advised that the Government is making preparation to conduct a feasibility study on the provision of multi-storey car park for container and goods vehicles in Kwai Tsing. The study will cover, amongst other matters, demand assessment, examination of design options, and cost-effectiveness. It is expected to commence in Q2 2014 for completion in 10 months. The Government will take into account the results of the study in considering the feasibility of developing similar type of facilities in other areas of the territory.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6698)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 203):

The Administration intends to "revitalise historic buildings for arts and cultural development purposes to enhance public interest in and knowledge of heritage conservation." The Comix Home Base (CHB) was a former historic building. Please advise this Committee on the following:

1. Please set out the rental expenses of the CHB, the expenditure involved in holding exhibitions, workshops and promotional activities, staff expenditure (broken down by rank) and the repair and maintenance fee of the historic building.

2. What are the selection criteria of the operating organisation? Will the Administration take into account the relationship between the operating organisation's background and nature of activities to be held and the background of the historic building? How will this revitalised project integrate with the community?

Asked by: Hon. CHEUNG Kwok-che

Reply:

Subsequent to the Town Planning Board's approval of Urban Renewal Authority (URA)'s planning application to adaptively reuse the pre-war buildings at Mallory Street/Burrow Street for cultural and commercial use in February 2009, a Business Plan Study was conducted by URA on the operating model for the future cultural space in 2009 which subsequently recommended the mode of an "Art Community" with a Main Operator. In April 2011, URA awarded the Main Operator contract to the Hong Kong Arts Centre (HKAC) after a competitive selection process. Under the theme of "Comix Home Base", the project aims to provide a creative platform for local and overseas comic artists, and to support the development of the local comics industry. The "Comix Home Base" was officially opened on 18 July 2013.

1. The space at the "Comix Home Base" is available for fixed term tenancy or short-term hire.

   Premises available for fixed term tenancies include six units on the ground floor and the whole of the first floor (for retail or food and beverage uses), and also two units on the second floor (for arts studio use). Currently, all these units have been let out. While URA makes reference to the market rate in determining the rental level for the units, appropriate adjustments have been made to reflect the social benefits that the tenancies will bring to the local community and also the limitations for the artists or operators to operate inside a historical building. There are also four exhibition venues and six multi-function rooms available for short-term hire under short-term licences.

   Currently, the fixed-term tenancies bring a monthly rental income and management fee with a total amount of around $450,000 per month to URA. For the exhibition venues, depending on duration, their rental rates range from $2,400 a day to $57,600 a month. As for the multi-function rooms, their daily rates are in the range of $1,200 per day to $7,200 per week or $28,800 per month. By offering affordable rates, URA aims to attract organisations, artists and the public to use the space for different activities, including exhibitions, seminars, workshops and performances. URA hopes to boost the vibrancy and diversity of the projects featured at the "Comix Home Base".

   The Main Operator is responsible for the daily management of the project under the supervision of URA's Planning and Design Division. The monthly expense of URA on the "Comix Home Base" Project is approximately $800,000. With the increase in demand for short-term hiring, URA expects that the project will break even operationally in the longer term. As the project was only launched in 2013, URA plans to set aside funds for repair and maintenance of this historic building in the coming years.

2. As mentioned above, URA awarded the Main Operator Contract to HKAC through a competitive process of open tender. In July 2010, URA invited expression of interest (EoIs) for Main Operator to put the site into adaptive re-use, with arts and culture as the main theme. A total of nine EoIs were received, of which six were shortlisted for tender submission. A dedicated review panel, comprising URA Board members and outside experts in the field of arts and culture and venue operation, was responsible for the selection. The selection criteria included, inter alia, the experience of the tenderer, its track record and its capability to establish and manage a creative community from various streams. HKAC has been selected on this basis and awarded a five-year Main Operator contract. Under the terms of appointment, HKAC is responsible for venue management, programme management and the identification of prospective fixed term tenants. A management committee jointly established by URA and HKAC will decide on these fixed term tenancies.

In selecting the fixed-term tenants, the joint management committee will adopt as the main assessment criteria how the prospective tenants' business nature and modes of operation could blend in with the ambience of the community in Wan Chai, as well as the history and the positioning of this "Art Community". Since the opening of the "Comix Home Base", various collaborative events have been organised to integrate with the local community. For example, there was the collaboration with the Hong Kong Art Centre to stage the "Ma Wing Shing Exhibition", the collaboration with various institutes and associations to stage the International Comics Artwork Exhibition, the collaboration with the Wan Chai District Council to stage film shows and with individual artists to stage workshops and seminars.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4590)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 88):

Regarding the studies (if any) conducted by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies, please provide information in 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 in the past 2 financial years (2012-13 and 2013-14):

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, content and objective of project	Consultancy fee ($)	Start date	Progress of studies (under planning/ in progress/ completed)	Follow-up actions taken by the Administration on the study report and their progress (if any)	For completed projects, 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 this year (2014-15)? If yes, please provide the following information:

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, content and objective of project	Consultancy fee ($)	Start date	Progress of studies (under planning/ in progress/ completed)	Follow-up actions taken by the Administration on the study report and their progress (if any)	For projects that are expected to be completed this year, 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 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 2012-13 and 2013-14 is set out in the table below –

Name of consultant	**Mode of award (open auction/ tender/ others (please specify))**	**Title, content and objective of project**	**Consultancy fee ($)**	**Start date**	**Progress of studies (under planning/ in progress/ completed)**	**Follow-up actions taken by the Administration on the study report and their progress (if any)**	**For completed projects, 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 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.	2012-13 71,210	January 2011	Completed	Findings of the study were presented and discussed at the Harbourfront Commission and its respective Task Force for deliberation on the way forward for the development of Site 4 and Site 7.	The executive summary has been uploaded onto the website of Development Bureau (DEVB).

Versitech Limited, Hong Kong University *(Note[1])*	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 2013-14 450,000	March 2013	In progress	DEVB has reviewed the draft Working Paper submitted by the consultant. DEVB will examine and follow up on the Final Report upon submission by the consultant in the second quarter of 2014.	Upon completion, the Final Report will be published on DEVB's website.
Chinese University of Hong Kong	Tender	Urban Climatic Map and Standards for Wind Environment – Feasibility Study	2012-13 2,634,510	July 2006	Completed	The Government is examining the study's recommendations.	The final report and executive summary of the study have been uploaded onto Planning Department's website.
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.	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 authorized persons, registered structural engineers and registered geotechnical engineers, posted it on the BD's website and will make it available for public sale at government bookstores.
Ove Arup & Partners Hong Kong Ltd *(Note[1])*	Tender	Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004 The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches,	2012-13 2,578,700 2013-14 645,000	May 2012	In progress	The BD will conduct consultation with the stakeholders of the building industry on the draft updated CoP in 2014.	Not yet completed.

Note[1] - Consultancy studies straddle 2012-13, 2013-14 and 2014-15.

		and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.					
AECOM Asia Company Ltd *(Note[1])*	Tender	Consultancy Study on the Structural Use of Glass The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.	2012-13 448,130 2013-14 705,000	October 2012	In progress	The BD will conduct consultation with the stakeholders of the building industry on the draft CoP in 2014.	Not yet completed.
Ronald Lu & Partners (Hong Kong) Ltd *(Note[2])*	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.	2013-14 816,000	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 consultation with stakeholders.	Not yet completed.
Ronald Lu & Partners (Hong Kong) Ltd *(Note[2])*	Tender	Consultancy Study on the Review of the Building (Planning) Regulations The study is for updating, 504odernizing and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.	2013-14 238,000	November 2013	In progress	Not applicable	Not applicable

Note[2] - Consultancy studies straddle 2013-14 and 2014-15.

(b) Funds have been included in the 2014-15 estimates for the following consultancy studies –

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, content and objective of project	Consultancy fee ($)	Start date	Progress of studies (under planning/ in progress/ completed)	Follow-up actions taken by the Administration on the study report and their progress (if any)	For projects that are expected to be completed this year, is there any plan to make them public? If yes, through what channels? If no, why?
Versitech Limited, Hong Kong University *(Note[1])*	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.	270,000	March 2013	In progress	DEVB has reviewed the draft Working Paper submitted by the consultant. DEVB will examine and follow up on the Final Report upon submission by the consultant in the second quarter of 2014.	Upon completion, the Final Report will be published on DEVB's website
(Not yet selected)	Tender	Financial Consultancy for Assessment of the Financial Implication of Developing Selected Harbourfront Sites The study is for determining the financial resources requirement for Harbourfront Authority, if established, to develop and manage selected harbourfront sites	Subject to tender	June 2014 (Tentative)	Under planning	Not applicable	Not applicable
(Not yet selected)	Tender	Review of Land Requirements for Grade A Offices, Business and Industrial uses The study is for updating the future floor space and land requirements for Grade A offices, Business and Industrial uses in Hong Kong and for	Subject to tender	Mid 2014	Under planning	Not applicable	Not applicable

		devising a broad spatial planning strategy to meet the projected demands.					
Ove Arup & Partners Hong Kong Ltd *(Note[1])*	Tender	Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004 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; and drafting of an updated CoP.	860,000	May 2012	In progress	The BD will conduct consultation with the stakeholders of the building industry on the draft updated CoP in 2014.	Not yet completed.
AECOM Asia Company Ltd *(Note[1])*	Tender	Consultancy Study on the Structural Use of Glass The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.	128,000	October 2012	In progress	The BD will conduct consultation with the stakeholders of the building industry on the draft CoP in 2014.	Not yet completed.
Ronald Lu & Partners (Hong Kong) Ltd *(Note[2])*	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.	136,050	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 consultation with stakeholders.	The BD will promulgate the requirements through practice notes to authorized persons, registered structural engineers and registered geotechnical engineers, and post them on the BD's website.

Ronald Lu & Partners (Hong Kong) Ltd *(Note[2])*	Tender	Consultancy Study on the 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.	952,000	November 2013	In progress	Not applicable	Not applicable
(Not yet selected)	Tender	Consultancy Study on the Investigation Technologies of Water Seepage. The study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.	Subject to tender	September 2014	Under planning	Not applicable	Not applicable
(Not yet selected)	Tender	Consultancy Study to Formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong The study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seimic-resistant building design standards for reference by professionals and practitioners of the building industry in Hong Kong.	Subject to tender	Early 2015	Under planning	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; (iv) past performance of the consultant; and (v) fee proposal.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4623)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 120):

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 your bureau and the departments under its purview have been involved.

(a) For Hong Kong/Mainland cross-boundary projects or programmes, please provide information in 2011-12 to 2013-14 as per following table:

Project/ Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong /Guangdong Co-operation (the Framework Agreement)	Expenditure involved	Mainland official and 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 in 2014-15, please provide information as per following table:

Project/ Programme	Details, objective and whether it is related to the Framework Agreement	Expenditure involved	Mainland official and 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 3 years? How much financial and manpower resources have been earmarked in the Estimates for 2014-15?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

(a) Hong Kong/Mainland cross-boundary projects or programmes under the purview of the Planning and Lands Branch of the Development Bureau with work undertaken in 2011-12 to 2013-14 are set out below:

Project/ Programme	**Details, objective and whether it is related to the Framework Agreement on Hong Kong /Guangdong Co-operation (the Framework Agreement)**	**Expenditure involved**	**Mainland official and 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	The Study was jointly commissioned by the Governments of HK, Guangdong (GD) and Macao for providing a liaison and communication platform to explore ways to facilitate the development of the "Bay Area of the Pearl River Estuary" into a core area of quality living as well as economic prosperity.	2011-12 $1.9 million 2012-13 $0.051 million 2013-14 $0.059 million	Housing and Urban-rural Development Department of GD Province	The Study commenced in April 2010, and is expected to be completed within 2014.	Stage 1 Public Engagement (PE) of the Study was undertaken from January to April 2011. It included publications of a press release, launching of a dedicated study website, publication of a Public Consultation Digest, holding of three public forums, and organisation of briefings for the Legislative Council (LegCo) Panel on Development, professional institutes and other individual organizations.	The Study will not involve any change in legislation or policies.

Project/ Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong /Guangdong Co-operation (the Framework Agreement)	Expenditure involved	Mainland official and 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
	It is one of the regional cooperation projects in the "Framework Agreement".				Stage 2 PE has been launched in January 2014, which would be held for about three months. It includes submission of an Information Paper to LegCo Panel on Development, publication of a press release, and promulgation of a Summary Report, Digest of Study Recommendations and Stage 1 PE Report. A public forum will be held in April 2014 as part of the PE. The expenses and manpower involved are covered by the study fee and absorbed by existing staff respectively.	
Planning and Engineering Study on Development of Lok Ma Chau Loop	It is a joint study by 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. It is one of the cooperation areas in the "Framework Agreement".	2011-12 $6.59 million 2012-13 $5.87 million 2013-14 $3.0 million	Urban Planning, Land and Resources Commission of SZ Municipality	The Study commenced in June 2009 and was completed in 2013-14.	Stage 2 PE of the Study was conducted from May to July 2012 to collect public views on the recommended development proposals. PE activities including roving exhibitions, consultation with relevant stakeholders such as LegCo Panel on Development, Town Planning Board (TPB), 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 Study findings and recommendations were promulgated to the public through the publication of a press release, an information digest and Stage 2 PE Report. An information paper was submitted to the	The Study will not involve any change in legislation or policies.

Project/ Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong /Guangdong Co-operation (the Framework Agreement)	Expenditure involved	Mainland official and 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
					LegCo Panel on Development and briefings were made to the TPB and the Planning Sub-committee of the Land and Development Advisory Committee. The expenses and manpower involved were covered by the study fee and adsorbed by existing staff respectively.	

(b) The work on Hong Kong/Mainland cross-boundary projects or programmes under the purview of the Planning and Lands Branch of the Development Bureau in 2014-15 are set out below:

Project/ Programme	Details, objective and whether it is related to the Framework Agreement	Expenditure involved	Mainland official and 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	Same as part (a) above	About $0.05 million (estimated)	Same as part (a) above	Same as part (a) above	Stage 2 PE for the Study has been launched in January 2014, which will last for about three months (details as given in part (a) above). A Public Forum will be held in April 2014 as part of the PE. The expenses and manpower involved will be covered by in-house resources.	Same as part (a) above

Project/ Programme	**Details, objective and whether it is related to the Framework Agreement**	**Expenditure involved**	**Mainland official and 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**
Planning and Engineering Study on Development of Lok Ma Chau Loop	Same as part (a) above	About $2.86 million (estimated)	Same as part (a) above	Same as part (a) above	Upon finalization, relevant materials including the Final Report, Executive Summary and findings of technical reports 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.	Same as part (a) above

(c) Apart from the projects or programmes set out above and exchanges in connection with these projects or programmes, the Planning and Lands Branch of Development Bureau had not undertaken any other specific initiative on cross-boundary co-operation in 2011-12 to 2013-14.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5452)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 177):

Regarding the vacant government sites:

1) Please provide a breakdown detailing the areas of currently vacant government sites by land use zoning (including various types of residential use; commercial; industrial; government, institution or community; open storage; and open space uses, etc.).

2) Please advise on the areas of currently vacant government sites without planned land use (excluding country parks). What is the valuation of these sites? (Please set out the site area and valuation of each individual site, and show the location of these vacant government sites by land use zoning on the map.)

3) What are the staff establishment and expenditure involved in management of these vacant government sites in each of the past five years?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

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

Lands Department manages vacant government sites under its control using its existing resources. This is part of the overall duties of the staff involved and there is no breakdown of the manpower or expenditure used solely for the work.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4213)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 238):

It is mentioned in the Budget Speech that the Government will allocate an additional funding of over $650 million in the coming five years to the relevant bureaux and departments to create 229 posts of different grades to enhance land development efforts. What are the details? What are the criteria adopted in determination of the amount of funding? Will the Government conduct public consultation on the above measure in 2014-15? What is the implementation timetable and expenditure involved?

Asked by: Hon. KWOK Ka-ki

Reply:

To enhance land development efforts, 229 posts of different grades will be created in the Development Bureau (DEVB) and the relevant government departments commencing from 2014-15. When we consulted the Legislative Council (LegCo) Panel on Development on the "Manpower Increase for Implementing Initiatives to Increase Land Supply and Redistribution of Responsibilities among Directorate Posts in the Development Bureau and Civil Engineering and Development Department" (LegCo Paper CB(1)925/13-14(05)) on 25 February 2014, information on the directorate and non-directorate posts was provided to the Panel. We plan to consult the Establishment Subcommittee of the LegCo Finance Committee in April 2014. The details on the posts to be created and the funding allocation (including salaries and operating charges) are as follows: -

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
Development Bureau (Planning and Lands Branch)	1 Administrative Officer Staff Grade B 1 Senior Town Planner 1 Senior Land Surveyor 1 Senior Estate Surveyor 1 Administrative Officer 1 Senior Survey Officer (Planning) 1 Senior Survey Officer (Land) 1 Senior Technical Officer (Cartographic) 1 Personal Secretary I	8.498	8.498	8.498	8.498	8.498	To strengthen the tracking of land supply and production, better engage stakeholders to gain their support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels.
Development Bureau (Works Branch)	1 Government Engineer 1 Senior Engineer 1 Senior Geotechnical Engineer 1 Personal Secretary I	4.484	4.484	4.484	4.484	4.484	To (i) oversee and provide technical input on the studies for forming new land; (ii) provide technical input and oversee the provision of infrastructure support for timely delivery of new development sites or specific sites with increased development intensity; (iii) provide technical input and coordinate with works departments for tracking and monitoring land production and associated infrastructure works under the Land Supply Tracking Subcommittee; and (iv) provide secretariat support to the Lantau Development Advisory Committee.

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
Architectural Services Department	1 Senior Architect 1 Architect/Assistant Architect 1 Building Services Engineer/Assistant Building Services Engineer 1 Structural Engineer/ Assistant Structural Engineer 1 Technical Officer/ Technical Officer Trainee (Architectural)	3.398	3.398	3.398	3.398	3.398	To provide technical advisory services for the potential sites for development, which include but are not limitercird to the proposed developments in New Territories (NT) North, Lantau, Kam Tin South, Tuen Mun East, New Development Areas (NDAs), sites identified in land use reviews, as well as the redevelopment of potential government sites and review of deserted agricultural land in North District and Yuen Long.
Buildings Department	1 Building Surveyor 1 Structural Engineer 1 Survey Officer (Building) 1 Technical Officer (Sturctural) 1 Clerical Assistant	2.006	2.006	2.006	2.006	2.006	To strengthen the manpower of the New Buildings Divisions to cope with the additional workload in the processing of plans and applications for the commencement of works and occupation permits.
Civil Engineering and Development Department (CEDD)	2 Chief Engineers 9 Senior Engineers 1 Senior Geotechnical Engineer 18 Engineers/Assistant Engineers 2 Geotechnical Engineers/Assistant Geotechnical Engineers 1 Architect/Assistant Architect 1 Senior Technical Officer (Civil) 2 Technical Officers/ Technical Officer Trainees (Civil) 2 Assistant Clerical Officers 2 Clerical Assistants	30.418	30.418	30.418	30.418	30.418	To strengthen CEDD's capacity in taking forward the various studies/projects, which include but are not limited to the proposed developments in NT North, Lantau, NDAs, Kam Tin South, potential reclamations and sites identified in land use reviews, Topside Development on the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge, and underground space development.

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
Drainage Services Department	1 Senior Engineer 5 Engineers/ Assistant Engineers	4.468	4.468	4.468	3.809	3.809	To (i) take forward the investigation, design and construction for the relocation of Sha Tin Sewerage Treatment Works (STW) to caverns; (ii) carry out the feasibility study on relocation of the Sai Kung STW and Sham Tseng STW to caverns; and (iii) plan and develop the sewerage and drainage infrastructure works in relation to site/project delivery for the potential sites for land supply.
Environmental Protection Department	2 Environmental Protection Officers/ Assistant Environmental Protection Officers 1 Chief Environmental Protection Inspector 2 Environmental Protection Inspectors	3.868	3.868	3.868	3.868	3.868	To (i) provide support for the planning of sewerage infrastructure arising from the increased and expedited supply of sites for development; (ii) offer professional environmental advice and provide comments for establishing the environmental acceptability of sites for development; and (iii) strengthen the asbestos management and control section to facilitate expeditious land supply for development.
Fire Services Department	1 Assistant Divisional Officer 4 Senior Station Officers/ Station Officers (starting from 1 October 2014)	1.884	3.768	3.768	3.768	3.768	To (i) speed up the processing of general building plans submissions on fire safety requirements; (ii) enhance the provision of advisory service; and (iii) expedite and improve the processing of the fire service installation drawings.

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
Highways Department	2 Senior Engineers 3 Engineers/ Assistant Engineers	4.323	4.323	4.323	4.323	4.323	To timely and effectively vet and comment submissions arising from the proposed developments in NT North, Lantau, Kai Tak Development Area, sites identified in land use reviews, committed and proposed public housing sites, as well as the potential reclamations.
Lands Department	2 Senior Estate Surveyors 6 Estate Surveyors 2 Land Surveyors/ Assistant Land Surveyors 1 Chief Land Executive 4 Senior Land Executives 16 Land Executives 12 Land Inspectors I 15 Land Inspectors II 2 Senior Survey Officers (Estate) 1 Survey Officer (Estate) 1 Executive Officer I 2 Senior Survey Officers (Land) 4 Senior Technical Officers (Cartographic) 4 Survey Officers (Land) 1 Survey Officer (Photogrammetric) 5 Technical Officers (Cartographic) 1 Land Conveyancing Officer I 1 Land Conveyancing Officer II	37.919	37.919	37.919	34.565	-	To (i) input and follow-up the results of the land use reviews and planning and engineering studies for various sites; (ii) commence land acquisition works for the Wang Chau public housing development; and (iii) expedite land resumption and clearance work in relation to the NDAs project.

Bureau/ Departments	New posts to be created	Amount of allocation ($million)					Main duties and responsibilities
		2014-15	2015-16	2016-17	2017-18	2018-19	
Planning Department	7 Senior Town Planners 14 Town Planners/ Assistant Town Planners 1 Executive Officer I 1 Official Languages Officer I 2 Senior Survey Officers (Planning) 2 Senior Technical Officers (Cartographic) 5 Survey Officers (Planning) 7 Technical Officers (Cartographic) 1 Assistant Clerical Officer	24.348	24.348	24.348	24.348	24.348	To (i) undertake statutory and district planning work arising from the potential sites identified in land use reviews; and (ii) undertake planning work for the new strategic development areas in the NT North, Lantau and potential reclamations.
Transport Department	1 Senior Engineer 4 Engineers/ Assistant Engineers 1 Chief Transport Officer 2 Senior Transport Officers 4 Transport Officers I 2 Senior Technical Officers (Traffic) 6 Technical Officers /Technical Officer Trainees (Traffic)	11.794	11.794	11.794	11.794	11.794	To provide the necessary support for handling the traffic engineering and public transport issues arising from the increased and expedited supply of sites for private housing and commercial developments, amongst other duties.
Water Supplies Department	1 Senior Engineer 4 Engineers/ Assistant Engineers	3.809	3.809	3.809	3.150	3.150	To (i) plan for waterworks for meeting the water demand of the proposed land development projects in NT North and Lantau as well as from land use reviews; and (ii) kick-start the feasibility study on the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs into caverns.
Total:	**229 posts**	**141.217**	**143.101**	**143.101**	**138.429**	**103.864**	

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4871)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 108):

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 increase in the number of small and medium-sized flats?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government has been working with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects for private housing to increase the supply of small and medium-sized flats. The information on the projects being planned is tabulated below:

Project	**Estimated Flat Number (about)**	**Small and medium-sized flats (Saleable area ≤ 50m^2)**	
		Number (about)	**Percentage (about)**
Yuen Long Station	1 880	1 310	70%
Kam Sheung Road Station and Pat Heung Maintenance Centre	8 700	To be determined	To be determined

The manpower required is absorbed by the existing provision for the Development Bureau and the relevant departments.

Reply Serial No.

DEVB(PL)256

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4872)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 111):

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? What are the estimated expenditure and manpower to be incurred by the DEVB on this matter in 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

The review of the small house policy is conducted by the Development Bureau using its existing resources and by colleagues as part of their overall duties. We are unable to provide a breakdown of the resources used solely for the review.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4873)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 114):

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? What are the estimated expenditure and manpower to be incurred by the DEVB on this matter in 2014-15?

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.

Reply Serial No.

DEVB(PL)258

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4874)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No.116):

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? What are the estimated expenditure and manpower to be incurred by the DEVB on this matter in 2014-15?

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 old industrial buildings. The 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. 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 relating to revitalisation of industrial buildings.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4875)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 118):

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? What are the estimated expenditures and manpower incurred by the DEVB on this matter in 2014-15?

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.

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 2009-2010 to 2014-2015 are set out below –

Year	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
No. of positions involved	5	9	9	11	12	12
Expenditure incurred/ funding earmarked (in $ million)	2.6 (Actual)	4.6 (Actual)	6.3 (Actual)	4.8 (Actual)	8 (Revised Estimate)	14 (Funding Earmarked)

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4877)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 121):

In 2014-15, 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 oversees harbourfront planning and land issues, coordinates inter-departmental efforts in harbourfront planning and in implementing harbourfront enhancement projects along both sides of Victoria Harbour, and serves as the secretariat of the Harbourfront Commission (HC). It is headed by a Principal Assistant Secretary who is supported by 11 staff.

In 2014-15, the Harbour Unit will continue to work with HC to provide advice on planning, land use and urban design matters related to the Harbourfront and how the harbourfront could be further enhanced for enjoyment by the public. $14 million has been earmarked for the implementation of various harbourfront enhancement initiatives and the operation of HC, including about 20 open meetings and other public engagement activities.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4878)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 125):

In the past five years, 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 2014-15? 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 for the Study ($ million)**
2009-10	9.11
2010-11	7.94
2011-12	9.59
2012-13	9.88
2013-14	8.50

The Study adopted a three-stage public engagement (PE) programme to collect public views and foster 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 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, 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, 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, video and newspaper advertisements. The two public forums were attended by over 5 600 participants. Over 12 200 written submissions were received.

The final development proposals for the Kwu Tung North and Fanling North NDAs and the Government's plan for implementing the development proposals were promulgated on 4 July 2013. The Study is substantially completed and the final report of the Study is being prepared.

As regards manpower input, three officers of PlanD and three (2009-10) to six (from 2010-11 to 2013-14) officers of CEDD are assigned to oversee the Study. Three officers each of PlanD and CEDD will continue to be involved in wrapping up the Study in 2014-15. Officers at the senior management level in these departments, as well as officers in the Development Bureau, are involved in overseeing various planning and development projects including the NDAs. There are also other supporting staff who provide technical and clerical services in the Development Bureau and the departments. Their duties also include other areas of work and hence we are unable to provide a breakdown on the expenditure involved solely for the tasks and services in respect of the NDAs.

The estimated project expenditure in 2014-15 for the Study is $3.88 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4879)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 126):

In the past five years, 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 2014-15? 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) jointly commissioned by the Civil Engineering and Development Department (CEDD) and the 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	9.02

The HSK NDA Study adopts an open and collaborative process in a three-stage Community Engagement (CE) programme to engage key stakeholders and the general public to facilitate discussion to bridge understanding and foster consensus building.

The Stage 1 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 Stage 1 CE activities carried out included a public forum and 18 meetings/briefings as well as other publicity efforts such as production of CE digest, pamphlet, posters and newspaper advertisements. The public forum was attended by over 200 participants. About 1 000 written comments were received.

The Stage 2 CE exercise of the Study completed in October 2013 has sought public views on the Preliminary Outline Development Plan of the HSK NDA. The Stage 2 CE activities carried out included a public forum and 40 meetings/briefings as well as other publicity efforts such as production of CE digest, posters, newspaper advertisements and distribution of the CE2 Digest to all addressees within the HSK NDA through the Hongkong Post Circular Service. The public forum was attended by over 470 participants. About 1 400 written comments were received.

With reference to the public comments gathered in the Stage 2 CE, the Recommended Outline Development Plan (RODP) is being prepared. The Stage 3 CE will be conducted upon the formulation of the RODP and the detailed programme is to be arranged. The estimated expenditure of the Study in 2014-15 is $9.73 million.

As regards manpower input, three officers of PlanD and three officers of CEDD are assigned to oversee the Study.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4880)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 127):

In the past five years, 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 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

Prior to the commencement of the Tung Chung New Town Extension Study (the Study), the relevant stakeholders, including the Town Planning Board, Islands District Council and the Legislative Council Panel on Development, were consulted on the scope of the Study. Islands District Council Members (Tung Chung constituency), Tung Chung Rural Committee and green groups were also consulted on their aspirations for the Tung Chung New Town Extension before the public engagement was launched.

The Study includes 3 stages of public engagement. Stage 1 Public Engagement (PE1), which aimed at soliciting views and ideas from key stakeholders and the public on the planning objectives/principles, opportunities/constraints and key issues relating to the Tung Chung New Town development, was conducted between 12 June 2012 and 12 August 2012. Stage 2 Public Engagement (PE2) was conducted between 21 May 2013 to 21 July 2013 to present to the public the initial land use options formulated on the basis of the views received in PE1, to facilitate stakeholders' understanding of and to compare the pros and cons of these options, and to seek broad consensus on the planning direction, scale and area of development for subsequent formulation of the Outline Development Plan at the later stage of Study. During PE1 and PE2, a series of activities including public forums, briefing sessions and workshop were carried out. Project website and roving exhibitions were staged and newsletters were sent to Tung Chung residents.

Stage 3 Public Engagement (PE3) is scheduled to be launched in mid-2014.

The policy portfolio of the Development 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. We are unable to provide a breakdown on the expenditure and manpower solely used for the Study (including those to be involved in the public consultation in 2014-2015) as resources are pooled together to meet our work requirements.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4881)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 128):

In the past five years, 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 DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by DEVB on this matter in 2014-15? 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, and includes the promulgation of the sustainable building design guidelines on building separation, building setback and site coverage of greenery; tightening of gross floor area concessions for green and amenity features; and introduction of 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 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. DEVB also consulted the Legislative Council Panel on Development on the subject matter between 2008 and 2011. There is currently no plan to conduct public consultation on the implementation of the measures in 2014-15.

The work relating to the package of measures to foster a quality and sustainable built environment is handled by the existing staff of the Buildings Unit of DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by DEVB solely for overseeing the implementation of the measures.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4882)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 129):

In the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for overseeing the implementation of 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 DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by DEVB on this matter in 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government attaches great importance to building safety. 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. 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 DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by DEVB solely for this initiative.

DEVB 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 in 2011. There is currently no plan to conduct public consultation specifically on this subject in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4883)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 130):

In the past five years, 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 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply :

The Government attaches great importance to building safety. 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. 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 MWCS by the Buildings Department. The work related to overseeing the implementation of MWCS is handled by the existing staff of the Buildings Unit of DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by DEVB solely for overseeing the implementation of MWCS.

DEVB 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 in 2010. There is currently no plan to conduct public consultation on the implementation of MWCS in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4884)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 131):

In the past five years, 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 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

As a special one-off 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 2014, 2 480 target buildings had their repair works either commenced or completed under the assistance of OBB, of which 1 217 were Category 1 and 1 263 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 DEVB solely for the work of co-ordinating and monitoring the implementation of OBB.

In formulating the details of 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 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4885)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 132):

In the past five years, 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 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply :

The Government attaches great importance to building safety. 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. 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, 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 BD against UBWs and dangerous building works. The work related to overseeing BD's enforcement action against UBWs and dangerous building works is handled by the existing staff of the Buildings Unit of DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by DEVB solely for overseeing the enforcement action against UBWs and dangerous building works.

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. There is currently no plan to conduct public consultation specifically on this subject in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6349)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No.134):

In the past five years, 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 DEVB on these matters in the past five years? What will be the number of public consultation sessions to be conducted by DEVB on these matters in 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Urban Renewal Authority (URA) was established in May 2001 pursuant to the Urban Renewal Authority Ordinance. In June 2002, the Legislative Council approved a commitment of $10 billion under the Capital Investment Fund for injection into URA for the implementation of its urban renewal programme.

From 2009-10 to 2013-14, the expenditure of URA by programme area was as follows –

Programme	**2009-10 ($ million)**	**2010-11 ($ million)**	**2011-12 ($ million)**	**2012-13 ($ million)**	**2013-14 (first 11 months) ($ million)**
Redevelopment	8,339.2	1,858.1	3,790.5	5,122.9	4,681.2
Rehabilitation	182.6	33.2	42.8	11.9	13.1
Preservation	4.5	526.2	424.1	407.2	216.9
Revitalisation	13.4	28.3	58.3	24.9	9.7
Total	**8,539.7**	**2,445.8**	**4,315.7**	**5,566.9**	**4,920.9**

For the same period, the staff establishment of URA in support of the four programme areas was as follows-

	2009-10	**2010-11**	**2011-12**	**2012-13**	**2013-14**
Number of Staff	395	423	446	495	558

The Urban Renewal Unit of the Development Bureau (DEVB) provides support to the statutory, planning and land related processes of URA's redevelopment, rehabilitation, preservation and revitalisation projects. The staff establishment of the Urban Renewal Unit from 2009-10 to 2013-14 was -

	2009-10	**2010-11**	**2011-12**	**2012-13**	**2013-14**
Number of Staff	9*	9*	9*	9*	9*

*including secretarial support

The work relating to the support to URA is part of the overall duties of the Urban Renewal Unit. We are not able to provide the expenditure solely for the work relating to the support to URA.

During the past five years, extensive public engagement (PE) was conducted for a number of urban renewal projects, with details as set out below –

<u>Urban Renewal Strategy Review</u>

The two-year, three-stage Urban Renewal Strategy (URS) Review was carried out by DEVB, with the support of URA, between mid-2008 and mid-2010. The key activities included the following :

(a) Twenty focus group discussions, five public forums, eight topical discussion sessions, and eight road shows, with a total of 14 000 participants, were organized;
(b) An "Urban Renewal Idea Workshop" 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 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 areas and funded by URA were conducted.

URA spent about $40 million on the URS review. No additional posts were created within DEVB and no additional expenditure was incurred by the Government for the review.

District Urban Renewal Forum

A new advisory forum was proposed under the 2011 URS to help strengthen urban renewal planning at the district level. The Kowloon District Urban Renewal Forum (KC DURF) was set up in June 2011 as a pilot scheme.

The KC DURF completed two stages of PE in September 2012 and June 2013 respectively. In Stage 1 PE to solicit public views on the Preliminary Urban Renewal Proposals, a total of nine focus group meetings, three walking tours cum workshops, two public forums, seven briefing sessions and a series of roving exhibitions were organised, attracting over 4 000 participants. In Stage 2 PE to build consensus on the Draft Urban Renewal Plan drawn up on the basis of the Stage 1 preliminary proposals, a total of five focus group meetings, four community workshops, one public forum and a series of roving exhibitions were organized, attracting over 3 000 participants. KC DURF submitted the Urban Renewal Plan for Kowloon City to the Government on 29 January 2014. The Plan has been uploaded onto the KC DURF website. The Government is carefully studying the recommendations in the Plan and will follow up, where appropriate, in its future urban renewal endeavours in Kowloon City.

The funding support from the Urban Renewal Trust Fund for Stage 1 and Stage 2 PE was $1.43 million for each stage.

Redevelopment

URA had commenced 19 redevelopment projects from 2009-10 to 2013-14 and had organised at least three residents/operators' briefings for each project to inform affected stakeholders of the planning and compensation details of the respective projects. A total of about 50 consultation/briefing sessions had been held over the past five years. The work was carried out as a part of URA's overall redevelopment programme and no separate funding was set aside for these briefing sessions by URA.

Rehabilitation

Over the past five years, URA had organised about 70 consultation/briefing sessions related to its rehabilitation schemes, Operation Building Bright (OBB) and the Mandatory Building Inspection Scheme (MBIS). The work was carried out as a part of URA's overall rehabilitation programme and no additional funding support was set aside for these briefing sessions by URA.

Revitalisation of the Central Market

In October 2009, the Government invited URA to help conserve and revitalise the Central Market to turn it into an urban oasis. URA then established the Central Oasis Community Advisory Committee (COCAC) to help develop a conservation and revitalisation plan. Between 2009 and 2011, COCAC conducted an extensive PE programme to tap public views on the preferred functions and design of the future market building. During the two-year engagement process, three public forums, one professional workshop, two roving exhibitions at five separate venues, one dedicated website for community feedback, one international forum on conservation and preservation to drum up public participation, and two territory-wide opinion surveys with about 10 000 questionnaires returned were carried out. URA has so far spent about $15.1 million on the PE programme, which includes temporary improvements to the façade of the building and the corridors connecting the mid-levels escalator and the nearby buildings.

In 2014-15, no large scale PE programmes for urban renewal projects have been planned. The workload arising from supporting URA in 2014-15 will continue to be absorbed from within the existing staffing resources of DEVB.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6350)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No.135):

In the past five years, 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 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

In his 2012-13 Budget Speech, the Financial Secretary invited the Urban Renewal Authority (URA) to launch a pilot scheme to redevelop industrial buildings. URA had commenced two pilot projects in October 2012 and January 2013 respectively. They are at No. 12P, Smithfield and Nos. 777-783, Yu Chau West Street. The Secretary for Development declined to authorise the first project after the owners holding 100% of the property interests within the project site objected to the project and committed to redeveloping the building themselves. The second project is currently at the acquisition stage. The total development cost of the second project estimated at the time of project commencement was $1.7 billion. In 2012-13, the staff establishment of URA's Acquisition and Clearance division was 130. Apart from the acquisition division, there are other divisions in URA providing support services for the redevelopment projects. They are divisions working on planning and design, property valuation, community development, works and tender procurement.

Similar to other URA-initiated redevelopment projects implemented under the Urban Renewal Authority Ordinance, URA did not conduct any public consultation prior to the commencement of the two pilot projects so as to maintain confidentiality and prevent abuse relating to compensation arrangements. Two briefings for the affected owners and occupiers were conducted immediately after project commencement to brief them on URA's compensation policy and other related legal issues.

The Urban Renewal Unit of the Development Bureau (DEVB) will render support to URA in the ordinary course of processing URA's annual business plan and 5-year corporate plan to incorporate the pilot projects so identified and also during the subsequent stages of project authorization, implementation and resumption. DEVB will absorb any additional workload that will arise from within its existing establishment.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6351)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No.136):

In the past five years, 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 outreach 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 will be the number of public consultation sessions to be conducted by the DEVB on this matter in 2014-15? 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 to minority owners affected by compulsory sale by facilitating the voluntary mediation process between the minority owners 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 actual expenditure incurred was $1.16 million. For 2013-14, we set aside $0.93 million for the Scheme. To support the eligible elderly minority owners in payment of mediator fees, we continued to set aside $0.5 million annually 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. For 2013-14, one application from an elderly minority owner for support of mediator fee has been received and is being processed.

The Pilot Scheme on Outreach Support Service for Elderly Owners (the Outreach Scheme) was also launched on 27 January 2011 to provide information and other support services to elderly minority owners living in old buildings who may have difficulty accessing information relating to property acquisition by private developers as well as compulsory sale for redevelopment. 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.

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 rolled over the Outreach Scheme to 2015. We have set aside $3.09 million and $3.2 million for the purpose in 2013-14 and 2014-15 respectively.

As the two pilot schemes have been implemented since January 2011 and there are no specific issues for consultation under them, no public consultation has been conducted or is being planned. However, extensive public education programmes through public talks and road shows have been conducted under the two pilot schemes over the past few years to educate the public on compulsory sale and the support available under the two schemes. Details of the public education programmes under the two schemes are set out below –

Public Education Programme under the Pilot Mediation Scheme

Year	**No. of Public Talks**	**No. of Participants (about)**
2011 - 2012	9	370
2012 - 2013	8	345
2013 - 2014	5	202

Public Education Programme under the Outreach Scheme

Year	**No. of Public Talks**	**No. of Participants (about)**	**No. of Road-shows**	**No. of Participants (about)**
2011 - 2012	42	2 516	25	3 432
2012 - 2013	37	1 641	22	4 287
2013 - 2014	30	906	28	7 468

Joint Education Programme

To further step up public education and publicity, joint public talks have been organised by the service providers of the two pilot schemes from time to time, in collaboration with the Hong Kong Institute of Surveyors, the Hong Kong Police and the Urban Renewal Authority (URA) to answer questions that the participants may have on compulsory sale, crime prevention in buildings affected by property acquisition as well as URA's facilitation scheme. Six joint public talks have been organised since January 2011, attracting an attendance of 660.

The Urban Renewal Unit of the Development Bureau (DEVB) oversees the two pilot schemes. The additional workload which arises will continue to be absorbed from within the existing staffing resources of DEVB.

We have commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of the Pilot Mediation Scheme in March 2013. The consultancy review will be completed in the second quarter of 2014. Pending the findings of the consultancy review, no public talks under the Pilot Mediation Scheme have been planned for 2014-2015.

For the Outreach Scheme, we will conduct a review of the scheme in 2014-15 before deciding on its future. In 2014-2015, 32 public talks and 30 roadshows are being planned.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6352)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 138):

In the past five years, 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 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Development Bureau (DEVB) has been co-ordinating the implementation of the enforcement policy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). On 1 April 2012, the Buildings Department started implementing an enhanced enforcement policy and stepping up the enforcement actions against UBWs in NTEHs through categorisation for management and prioritisation for progressive enforcement. The enhanced enforcement policy 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 those UBWs in NTEHs which constitute imminent danger, or are newly erected or found under construction.

DEVB consulted the Legislative Council Panel on Development on the implementation of the enhanced enforcement policy against UBWs in NTEHs in 2011, and had taken into consideration the views of members of the public and the Heung Yee Kuk. There is currently no plan to conduct public consultation on the implementation of the enforcement policy against UBWs in NTEHs in 2014-15.

The work related to co-ordinating the implementation of the enforcement policy against UBWs in NTEHs is handled by the existing staff of the Buildings Unit of DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by DEVB solely for co-ordinating the implementation of the enforcement policy against UBWs in NTEHs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6353)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 139):

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 2014-15? What are the estimated expenditure and manpower involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The Government and the Harbourfront Commission (HC) are taking forward jointly the Public Engagement Exercise (PE) on the proposed establishment of a Harbourfront Authority. Phase I PE was completed in January 2014, and Phase II PE is planned to be launched within 2014. The work will continue to be carried out by the Harbour Unit of the Planning and Lands Branch using our existing resources. In 2014-15, $14 million has been earmarked for the implementation of various harbourfront enhancement initiatives and the operation of HC, including about 20 open meetings and other public engagement activities.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6354)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No.141):

In the past five years, what were the expenditure and manpower resources incurred by the Development Bureau (DEVB) in working with the Urban Renewal Authority on the revitalisation of the Central Market? What were the details of public consultation conducted by DEVB on this matter in the past five years? What will be the number of public consultation sessions to be conducted by the DEVB on this matter in 2014-15? What are the estimated expenditure and manpower resources to be involved?

Asked by: Hon. KWOK Ka-ki

Reply:

In October 2009, the Government invited the Urban Renewal Authority (URA) to help conserve and revitalise the Central Market to turn it into an urban oasis. URA then established the Central Oasis Community Advisory Committee (COCAC) to help develop a conservation and revitalisation plan.

Between 2009 and 2011, COCAC conducted an extensive public engagement (PE) programme to tap public views on the preferred functions and design of the future market building. During the two-year engagement process, three public forums, one professional workshop, two roving exhibitions at five separate venues, one dedicated website for community feedback, one international forum on conservation and preservation to drum up public participation, and two territory-wide opinion surveys with about 10 000 questionnaires returned were carried out. URA has so far spent about $15.1 million on the PE programme, including temporary improvements to the façade of the building and the corridors connecting the mid-levels escalator and the nearby buildings.

In July 2013, URA obtained the approval of the Town Planning Board (TPB) for its revitalisation plan drawn up on the basis of the outcome of the PE programme. In late 2013, URA submitted its first building plan to the Buildings Department (BD).

As there is an application for leave for judicial review against TPB over its approval of the revitalisation plan which is still pending court decision, the progress of the revitalisation initiative is being held up.

In 2014-15, URA does not envisage the need for further public consultation. Depending on the progress of the judicial review, and pending the approval of the building plan, the building works for the market building will commence.

The Planning and Design Division of URA with its existing establishment will continue to oversee the implementation of the Central Market revitalisation in 2014-15.

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 this revitalisation project. Any additional workload to be incurred will be absorbed from within the existing resources of DEVB.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6355)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 144):

What was the effectiveness of the "Hong Kong Property for Hong Kong People" (HKPHKP) measure implemented in 2013? Please advise on the total site area involved and the sale price thereof. Will the Administration continue to implement the HKPHKP measure in 2014? If yes, what are the details? If no, what are the reasons?

Asked by: Hon. KWOK Ka-ki

Reply:

The "Hong Kong Property for Hong Kong People" (HKPHKP) measure aims at giving priority to Hong Kong Permanent Residents (HKPRs) in making use of our scarce residential land resources. The Government has applied the HKPHKP measure on a pilot basis to two residential sites in the Kai Tak Development Area. The sites were sold by tender in June 2013. The site area and tender price of these two sites are set out below –

Lot Number	Location	Site Area (square metres) (about)	Tender Price (million)
New Kowloon Inland Lot No. 6516	Site 1H1, Kai Tak, Kowloon	7 771	$2,270
New Kowloon Inland Lot No. 6517	Site 1H2, Kai Tak, Kowloon	8 585	$2,270

As the various demand-side management measures introduced by the Government targeting the property market have effectively reduced the demand for residential flats from non-local purchasers, there is no pressing need to apply the HKPHKP measure to other land sale sites at this juncture. The Government will continue to closely monitor the property market and make appropriate responses as necessary.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6356)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 147):

In the past five years, what were the expenditure and manpower incurred by the Government in adopting a multi-pronged strategy to increase land supply in the short, medium and long-term, and provided policy steer on and oversee the various planning and engineering studies and land use reviews? What are the estimated expenditure and manpower to be involved on this matter in 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

The policy portfolio of the Planning and Lands Branch of Development Bureau covers a wide spectrum of work as detailed in the Controlling Officer's Report. One of our major tasks is to continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provide policy steer on and oversee the various planning and engineering studies and land use reviews. The work on this front is part of the overall duties of the colleagues concerned, and hence we are unable to provide a breakdown on the expenditure or manpower involved solely for this task.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6357)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 148):

Please provide information on the progress of 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 reviews on government sites, "Green Belt", industrial sites, etc., the site area involved and the review completion date.

Asked by: Hon. KWOK Ka-ki

Reply:

The study area, target completion date and latest development of the "North East New Territories New Development Areas Planning and Engineering Study", "Hung Shui Kiu New Development Area Planning and Engineering Study", "Planning and Engineering Study on the Remaining Development in Tung Chung", the land use reviews on the Government land currently vacant, under short term tenancies or different short-term or Government uses, the next stage of review on green belt sites, and the new round of Area Assessments of Industrial Land in the Territory are as follow: -

Study/Review	**Study Area (in hectares)**	**Target Completion Date of the Study/Review**	**Latest Development**
North East New Territories New Development Areas Planning and Engineering Study	787	Completed	Funding approval from the Legislative Council Finance Committee for undertaking the detailed design and site investigation of

			the Advance Works will be sought in May 2014.
Hung Shui Kiu New Development Area Planning and Engineering Study	826	End 2014	Stage 3 Community Engagement of the Study is scheduled for Q3 of 2014.
Planning and Engineering Study on the Remaining Development in Tung Chung	286	End 2015	The Draft Outline Development is being formulated for Stage 3 Public Engagement.
Land Use Reviews on the Government Land Currently Vacant, under Short Term Tenancies or Different Short-term or Government Uses	Not Applicable	Completed (Note)	Upon completion of the studies confirming individual sites' development feasibility, we will consult the relevant stakeholders and proceed with the town planning and other relevant procedures.
The Next Stage of Review on Green Belt Sites	Not Applicable	Completed (Note)	Upon completion of the studies confirming individual sites' development feasibility, we will consult the relevant stakeholders and proceed with the town planning and other relevant

			procedures.
The New Round of Area Assessments of Industrial Land in the Territory	Not Applicable	2014	Site inspections and questionnaire surveys of industrial buildings in various districts are in progress.

Note : The Government will continue to review and make available sites which are considered suitable for conversion to residential or other uses in higher demand in the community.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6358)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 150):

In the past five years, the Government oversaw 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. Please advise on the details, effectiveness, the number of small houses involved, and the manpower and expenditure incurred in this respect. Will the reporting scheme be continued in 2014-15? If yes, please advise on the reasons, the number of small houses involved and the manpower and expenditure to be incurred; if not, please provide details of the Government's enforcement action as well as the timetable thereof.

Asked by: Hon. KWOK Ka-ki

Reply:

The Development Bureau (DEVB) has been overseeing the implementation of the enforcement policy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). On 1 April 2012, the Buildings Department (BD) established a dedicated Village Houses Section (VHS) comprising 41 professional, technical and clerical staff to implement the enhanced enforcement policy against UBWs in NTEHs. The enhanced enforcement policy 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 2012-13 and 2013-14, the expenditures for VHS were about $22 million and $31 million respectively; and those for hiring consultancy services for LSO to identify First Round Targets and the Reporting Scheme were about $2.2 million and $7.4 million respectively. The work related to overseeing the implementation of the enforcement policy against UBWs in NTEHs by BD is handled by the existing staff of the Buildings Unit of DEVB as part of their overall duties. We are unable to provide a breakdown of the manpower and expenditure incurred by DEVB solely for overseeing the implementation of the enforcement policy against UBWs in NTEHs.

Under LSO for removal of First Round Targets, BD inspected 2 400 and 8 927 NTEHs in 2012 and 2013 respectively. BD issued 161 and 328 removal orders against UBWs in NTEHs in the respective years. Under the Reporting Scheme, BD received 18 034 report forms which involved more than 30 000 UBWs. As the reporting period of the Reporting Scheme ended on 31 December 2012, BD would not accept further submission of UBWs reports in 2014. However, BD will continue to process the UBWs reports in hand and the associated safety certification of UBWs. Subject to regular inspection and safety certification, BD will not require removal of the reported UBWs during the period of enforcement against First Round Targets unless they become imminently dangerous. In 2014-15, BD will continue to implement the enhanced enforcement strategy against UBWs in NTEHs including, among others, the administration of the Reporting Scheme. The corresponding estimated expenditure for VHS is about $30 million, and that for hiring consultancy services for LSO to identify First Round Targets and the Reporting Scheme is about $5.6 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6359)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 151):

In 2014-15, the Government will put up sites for sale through government-initiated land sale and the Application List system. Will all the vacant government sites be included therein? What is the percentage of these sites 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 abolished the Application List Mechanism since 2013-14. There are 42 sites in the 2014-15 Land Sale Programme. As at end February 2014, 16 of them had been vacated with no operation thereat, and action is in hand to clear the operations on the other sites to ready them for sale. 25 of these 42 sites have to go through the statutory Outline Zoning Plan amendment procedure before they are put up for sale. For these sites involving the statutory plan amendment procedure, the public will be invited to submit representations on the plan amendments as in accordance with the Town Planning Ordinance. Moreover, the District Councils concerned will be consulted regarding these sites requiring rezoning. The work on getting ready the sites for sale is undertaken by staff of the Development Bureau and other relevant departments as part of their overall duties. We are hence unable to provide a breakdown of the resources used solely for the work.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6694)

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

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

Programme: Not specified

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

Director of Bureau: Secretary for Development

Question (Member Question No. 16):

Will the Government please provide details of the staff establishment (and their salary points) involved in the work of deeds registration for property transactions in the Land Registry?

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

The details of the establishment and pay points of the civil servants involved in the provision of services for registration of land documents in the Land Registry as at 1.3.2014 are tabulated below:

Rank	Pay Points under Master Pay Scale	Number of Posts in Establishment
Chief Land Registration Officer	45 - 49	1
Senior Land Registration Officer	34 - 44	4
Land Registration Officer I	28 - 33	8
Land Registration Officer II	10 - 27	18
Senior Clerical Officer	22 - 27	5

Rank	Pay Points under Master Pay Scale	Number of Posts in Establishment
Clerical Officer	16 - 21	33
Assistant Clerical Officer	3 - 15	116
Clerical Assistant	1 - 10	38
Office Assistant	1 - 6	7

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5463)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 63):

Regarding the Operation Building Bright (OBB), the Administration indicated that the committed number of target buildings under the OBB operation has generally been achieved and the anticipated number of buildings commencing repair and maintenance works will be levelling off in 2014. Will the Administration advise this Committee on the following:

a) How many remaining buildings are there under the committed number of target buildings? Is the remaining funding sufficient to cater for these remaining buildings?

b) How many buildings have been assisted to conduct repair and maintenance works since the launch of the OBB? What is the number of buildings from Category 1 and Category 2 target buildings respectively?

c) Will the Government make further injection to the OBB to facilitate more applications from dilapidated buildings? If yes, what are the details? What is the estimated amount of injection? If not, what are the reasons?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in coordinating repair works, such as buildings without OCs. Owners of Category 2 target buildings do not need to apply 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).

Our reply to the questions are set out below:

a) Up to 28 February 2014, a total of 1 539 buildings had been selected as Category 2 target buildings. Amongst these buildings, the owners or OCs of 200 buildings are willing to 566rganizi repair works themselves. As regards the remaining 1 339 buildings where the owners or Ocs are not capable of 566rganizing repair works by themselves, they would need BD to arrange the repair works. Amongst these 1 339 Category 2 buildings requiring BD to arrange the repair works, as at 28 February 2014, 338 buildings were undertaking repair works, works of another 780 buildings had been generally completed and for the remaining 221 Category 2 target buildings, BD is arranging repair works or consulting the owners on whether they will carry out repair works for their buildings voluntarily. Up to 28 February 2014, the total amount of fund earmarked or released for the Category 1 and Category 2 target buildings was around $2,984 million and other associated expenditure (including out-of-pocket expenses, the BD's staff cost and associated expenses) was about $37 million, which is within the approved commitment.

b) There were a total of two rounds of applications for Category 1 target buildings for which the application closed on 6 June 2009 and 24 December 2010 respectively. A total of 1 678 applications from OCs were received in the two rounds of applications, with 1 128 and 550 applications in the first and second round respectively. Up to 28 February 2014, 1 298 applications from Category 1 target buildings, involving 1 622 buildings, which fulfilled the eligibility criteria and requirements of OBB, had been granted approval in principle. Therefore, a total of 3 161 target buildings were included for assistance under OBB, including 1 622 Category 1 target buildings and 1 539 Category 2 target buildings.

c) The $3.5-billion OBB is a one-off special project and the two rounds of applications for Category 1 target buildings closed on 6 June 2009 and 24 December 2010 respectively. 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6129)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 465):

Please advise this Committee on the following:

(1) It is mentioned in Programme (2) that the Administration will "continue the review on the New Territories Small House Policy". What are the details?

(2) The Administration stated earlier on that all unauthorised building works (UBW) of small houses in the New Territories would be removed. Please advise on the effectiveness of the removal of UBW over the past five years. Please advise this Committee of the situation using the table below (including the results and the number of cases handled, and specify in the "Others" column the details of the handling approach):

	Cases being processed	Warnings issued	Charging orders imposed	Statutory orders imposed	Prosecution initiated	Land resumed	Others
2009							
2010							
2011							
2012							
2013							

(3) There were opinions that the rural development of low density small houses is a waste of land resources. Will the Administration consider building on sites for rural development multi-storey small houses (as in the Administration's proposal in 2006 to build multi-storey small houses in Pai Tau and Sheung Wo Che in Shatin, and Ha Mei San Tsuen in Yuen Long) or Home Ownership Scheme flats (with consideration to allocate flats to the indigenous villagers on a pro rata basis)?

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) The review of the small house policy is on-going. The small house policy has been in operation for a long time. The review inevitably involves complicated issues in various aspects including legal, environment and land use planning, all of which require careful examination.

(2) The Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) (including small houses) in accordance with the Buildings Ordinance (Cap. 123) and the prevailing enforcement policy. Based on information provided by BD, the numbers of removal orders issued, removal orders complied with and prosecutions instigated associated with UBWs in NTEHs from 2009 to 2013 are tabulated below:

Year	No. of removal orders issued	No. of removal orders complied with(1)	No. of prosecutions instigated(1)
2009	291	176	132
2010	304	158	129
2011	377	132	204
2012	161	68	84
2013	328	35	80

Note:
(1) As case processing work may straddle different years, the number of removal orders complied with and prosecutions instigated in a year may not necessarily correspond to the number of removal orders issued in the same year.

Where the UBWs constitute a breach of lease conditions (normally a breach of the development conditions, e.g. number of storeys and building height), the Lands Department (Lands D) would take appropriate lease enforcement action having regard to the enforcement action taken or to be taken by BD according to the law. The numbers of lease enforcement action taken by Lands D from 2009 to 2013 are tabulated below:

Year	No. of cases being processed(1)	No. of warning letters issued(1)	No. of warning letters registered in the Land Registry(1)
2009	391	491	361
2010	496	438	171
2011	915	468	281
2012	n/a(2)	66	82
2013	n/a(2)	0(2)	0(2)

Note:
(1) As case processing work may straddle different years, the number of warning letters issued and those registered in the Land Registry may not necessarily correspond to the number of cases being processed in the same year.

(2) BD started implementing the enhanced enforcement strategy against UBWs in NTEHs in April 2012. Since then, specified green and amenity facilities are permitted to be retained or installed in existing and new NTEHs, and would not be regarded as lease breaches. Lands D would also withhold lease enforcement action against those UBWs under the reporting scheme for UBWs in NTEHs.

(3) The planning intention of the "Village Type Development" zone ("V" zone) is mainly to reflect existing villages and for small house development by indigenous villagers within recognised villages. The suggestion of allowing multi-storey small house development will involve issues like planning, building control, urban design, environmental and topographical impact, adequacy of supporting infrastructure, etc., that need to be examined and addressed. Moreover, the fact that small houses are currently exempted from certain controls under the Buildings Ordinance is based on the height and area, etc. of small houses; the building safety aspect would also be a concern to be examined and addressed.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6130)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 466):

Please advise this Committee on the following:

(1) The Development Bureau will have nine more non-directorate posts and one more directorate post in 2014-15. What are the details? What are the duties of the posts and the estimated expenditure on their salaries?

(2) What are the staff establishment and estimated expenditure for the North East New Territories New Development Areas, Hung Shui Kiu New Development Area, Lok Ma Chau Loop, Kwu Tung South Development Area and Yuen Long South in 2014-15?

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) To support Development Bureau's work in increasing land supply, we will create the following nine posts in the Planning and Lands Branch of this Bureau in 2014-15 to strengthen the tracking of land supply and production, better engage stakeholders to gain their support for the various land supply measures, provide secretariat support to the Land Supply Tracking Subcommittee to be set up under the Committee on Planning and Land Development, and improve the information system so as to further enhance inter-bureau and inter-departmental co-ordination in site tracking and land production at all levels:-

Rank	**No.**	**Estimated Expenditure on Salary in 2014-15** ($ million)
Administrative Officer Staff Grade B	1	2.019
Senior Estate Surveyor	1	1.154

Rank	**No.**	**Estimated Expenditure on Salary in 2014-15** ($ million)
Senior Land Surveyor	1	1.154
Senior Town Planner	1	1.154
Administrative Officer	1	0.773
Senior Survey Officer (Land)	1	0.494
Senior Survey Officer (Planning)	1	0.494
Senior Technical Officer (Cartographic)	1	0.494
Personal Secretary I	1	0.357

Apart from the above, we will also create an additional post of Senior Executive Officer to strengthen the capacity of the Secretariat of the Appeal Tribunal (Buildings) in processing appeals and provide closer supervision of the daily operation of the Secretariat. The estimated expenditure on the salary for this post is about $0.846 million in 2014-15.

(2) 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. It is thus not possible to give a breakdown on the manpower and expenses for the various studies as resources are pooled together to meet our work requirements.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6133)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 477):

Please provide information about the Hung Shui Kiu New Development Area to this Committee:

(1) What are the latest progress and initial findings of the study on finalising the development mechanism? What changes will there be in the study to be carried out in the next financial year?

(2) What preliminary plans does the Administration have to compensate and rehouse the inhabitants of squatter huts or licensed structures, farmers, business operators, open storage operators and small factories being affected by the clearance?

Asked by: Hon. LEUNG Kwok-hung

Reply:

The Hung Shui Kiu New Development Area (HSK NDA) Planning and Engineering Study (the Study) jointly commissioned by the Civil Engineering and Development Department and the Planning Department commenced in August 2011. In Stage 2 Community Engagement (CE) of the Study completed in October 2013, public views were sought on the Preliminary Outline Development Plan of the HSK NDA. With reference to the public comments received in Stage 2 CE, the Recommended Outline Development Plan (RODP) is being prepared. Stage 3 CE will be conducted once the RODP has been drawn up.

The area that will be affected, the implementation mechanism, and the proposed compensation and rehousing arrangements are being examined, and no proposals on compensation and rehousing have been formulated yet.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6144)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 483):

Please advise this Committee on the following:

(1) Please provide in tabular form the details of unleased or unallocated government land (in hectares).

(2) Apart from the abovementioned land, please provide in tabular form the details of other land (in hectares), such as military land, brownfield sites, land under Short Term Tenancy, vacant government facilities, land owned by developers (or privately owned land), land with uncommitted or comprehensive use, or other vacant land in the urban areas and the New Territories.

(3) In what proportion will the abovementioned vacant land be allocated for the use of private and public housing?

(4) What measures will be taken to increase land supply in 2014-15? What is the budget on this matter in 2014-15?

Land	Site area involved (hectares)	Current situation	Budget

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) The Government does not compile as a matter of routine statistics on unleased or unallocated government land. In response to questions raised in the Legislative Council in July and October 2012, we have compiled on a one-off basis statistics on unleased and unallocated government land in "Residential", "Commercial/ Residential", "Village Type Development", "Commercial", "Industrial", "Government,

Institution or Community" and "Open Space" zones. The statistics are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_analysis/index.html). Significant manpower resources were used.

(2) There are 18 military sites used by the Hong Kong Garrison, covering a total area of about 2 700 hectares. "Brownfield sites" is a generic but not a statutory term, and generally refers to sites being used as port back-up, workshops, recycling yards, open storage facilities, etc. The Government has not compiled statistics on such sites. As for government land under short term tenancies (STTs), as there are over 5 000 STTs across the whole of Hong Kong, we are unable to provide the information requested for the purpose of this reply in consideration of time required for compiling such information. We do not have statistics on the total area of land held by developers.

(3) As one of the initiatives to increase land supply, unleased and unallocated government sites are reviewed from time to time for assessing their development potential. Those found suitable for private and public housing development are taken up for rezoning and other processes and procedures as necessary for readying them for inclusion in the Government's Land Sale Programme or allocation for public housing development.

(4) In 2014-15, the Development Bureau and the relevant departments will continue to pursue the Government's multi-pronged approach to increase land supply. As announced in the 2014 Budget, 229 posts of different grades will be created to enhance land development efforts. The total salary provision for these 229 additional posts is $134.442 million in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6147)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 484):

Please advise this Committee on the following:

(1) the current agricultural land left idle in hectares and the percentage of which to the overall agricultural land in Hong Kong.

(2) whether the Government will impose tax on land left idle to encourage owners of agricultural land to farm. Also, will the Government impose requirements on land left idle for over two years, by invoking the Lands Resumption Ordinance to resume land left idle for a long time for public housing development? If not, what are the reasons?

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) As at mid-March 2014, the area of land zoned "Agriculture" ("AGR") on statutory plans totalled about 31 square kilometres. Under this broad land use zoning, internal roads, drainage channels, streams, etc. are also included. We do not have up-to-date statistics on whether the sites zoned "AGR" are currently being used for agricultural purpose or left idle.

(2) To make more gainful use of agricultural land which is currently used mainly for industrial purposes, temporary storage, or deserted, the Government is reviewing a total of about 260 hectares of such land in North District and Yuen Long, with a view to identifying more suitable sites for housing development. In this connection, four areas in Kwu Tung South, Yuen Long South, Fanling/Sheung Shui Area 30 and Kong Nga Po have been identified for planning and engineering studies to ascertain their feasibility of and scope for residential development. According to the preliminary assessment, some of the sites can be so used and made available in 2020 at the earliest.

The Government has no plan to impose tax on or initiate resumption of land on account that such land is left idle, as we do not see a case to do so.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6148)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 485):

Will the Administration please advise this Committee on the following:

(1) please set out in a table the sites, site area (in hectares) and the expenditure involved in land resumption by the Urban Renewal Authority (URA) over the past three years;

(2) please set out in a table the sites, site area (in hectares) and the expenditure involved in the planned resumption of land by the URA in 2014-15;

(3) for items (1) and (2) above, what is the percentage of private and public housing on the land resumed or planned to be resumed after redevelopment?

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) Under the Urban Renewal Authority Ordinance (URAO), the Urban Renewal Authority (URA) may apply to the Secretary for Development (SDEV) requesting him to recommend to the Chief Executive in Council the resumption of land required for urban renewal. Under the Urban Renewal Strategy promulgated in February 2011, although URA may request resumption of land for redevelopment under the URAO, it should consider acquiring land by agreement before making such a request to SDEV. Accordingly, URA attempts to first acquire land by agreement when implementing a redevelopment project and, subject to progress, seeks approval to resume land as appropriate. Over the past three years, URA incurred the following expenditure in land resumption for 11 redevelopment projects for which it could not acquire 100% of the land through agreement –

Year	Project Name	Project Site Area (hectare)	Land resumption expenditure paid after land reversion (Up to 28 February 2014) (about)
2011-2012	Ngai Tsin Wai Village Anchor Street / Fuk Tsun Street Kwun Tong Town Centre (Development Areas 2 & 3)	2.71	$466 million
2012-2013	San Shan Road / Pau Chung Street Shanghai Street / Argyle Street Ma Tau Wai Road / Chun Tin Street Shun Ning Road	0.65	$104 million
2013-2014	Pak Tai Street / San Shan Road Fuk Wing Street 229A-G Hai Tan Street Peel Street / Graham Street (Phase 2)	0.60	$20 million
Total		**3.96**	**$590 million**

(2) Under the URAO, URA shall make an application to SDEV to request him to recommend to the Chief Executive in Council resumption of land for a development scheme or a development project commenced by URA under the URAO within 12 months from the date when the relevant development scheme plan for the development scheme was approved by the Town Planning Board or, in the case of a development project, within 12 months from the date when SDEV authorised the development project. As regards the actual resumption timetable for an individual project, it will hinge on when the recommendation and approval for resumption is given and this, to a large extent, will hinge on the progress of the acquisition by agreement for that project. At this stage, the resumption timetable for specific projects in 2014-15 is not available. The Government will arrange to publish by gazette a resumption notice soon after land resumption for the development scheme or development project has been approved.

(3) URA is not involved in the provision of public housing. The projects as set out in the first part of this reply will not provide public housing units.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6607)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 859):

It was stated in the 2013-14 Budget that "105. Apart from housing land, the Government is also committed to increasing the supply of commercial land to provide room for further development of different economic activities in Hong Kong. Rentals of Grade A offices started to drop last year. This had much to do with the external slowdown and uncertain outlook. The 2013-14 Land Sale Programme will include nine sites for commercial/business use and one 'hotel only' site, providing a total floor area of about 330 000 square metres and some 300 hotel rooms respectively."

Please advise on the total floor area (in square metres) and number of hotel rooms that were provided in the Land Sale Programme in the 2013-14 financial year.

Asked by: Hon. LEUNG Kwok-hung

Reply:

The 2013-14 Land Sale Programme (LSP) included nine commercial/business sites. Four of them capable of providing about 146 000 square metres of gross floor area have been/will be sold. The 2013-14 LSP also included one hotel site capable of providing about 300 rooms. It has been sold.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4396)

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

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Development

Question (Member Question No. 111):

In connection with the provision of public information and gathering of public opinions by means of the Internet, please advise on the following:

(a) the information regarding the social media platforms set up and operated by your bureau/departments/public bodies or their agents (such as out-sourced contractors or consultants) for the past year in tabulated form (see Annex 1).

Commence-ment of operation (Month/ Year)	Status (keep updating /ceased updating) (as at 31 January 2014)	Government agencies (including policy bureaux/ departments /public bodies/ government consultations)	Name	Social media (Facebook / Flickr/ Google+ /LinkedIn /Sina Weibo/ Twitter/ YouTube)	Purpose of establish-ment and no. of updates (as at 31 January 2014)	No. of "Likes"/ No. of subscribers / Average monthly visits (as at 31 January 2014)	Compiling summary of comments and following up on a regular basis (Yes/ No)	Rank and No. of officers responsible for the operation (as at 31 January 2014)	Financial resources involved in the establish-ment and daily operation (as at 31 January 2014)
			(1)… (2)… (3)…	(1)… (2)… (3)…					

(b) whether the "Guidelines on the Use of Social Media" available on Government intranets give instructions to your department on the ceilings on expenditures for using social media or web-based platforms, such as registration fees, advertising expenditures and value-added services. If yes, what are the details? If not, will the guidelines be revised to set out the reasonable levels of expenditures derived from the use of social media.

(c) In recent years, governments around the world have introduced systems through which citizens may hand in their online proposals. They have also undertaken that they will give a formal online response if a certain number of citizens have indicated their

support of the proposals. Has the Administration examined ways to improve the existing channels for collecting public opinions on the Internet and evaluate the feasibility of the system of collecting online proposals mentioned above? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. MOK, Charles Peter

Reply:

(a) The statistics relating to social media platform set up by the Development Bureau (Planning and Lands Branch) (PLB), and departments and public bodies under PLB's purview or their agents are provided at **Annex 1**.

(b) The "Guidelines on the Use of Social Media" provides technical advice, information security and other general guidelines to bureaux and departments on the use of social media. Any funding requests for using social media are processed in accordance with the Government's prevailing guidelines and procedures.

(c) We have set up and operated websites to strengthen the communication with the general public, including dedicated websites to promulgate proposals, collect public views, and respond to the comments received. It is an on-going effort of PLB and its departments to enhance communication with the general public through different media, including websites, emails and social media. We will continue to review and evaluate the existing channels for collecting public opinions through the Internet.

Annex 1

Commen-cement of operation (Month/ Year)	Status (keep updating /ceased updating) (as at 31 January 2014)	Government agencies (including policy bureaux/ departments /public bodies/ government consultations)	Name	Social media (Facebook/ Flickr/ Google+ /LinkedIn /Sina Weibo/ Twitter/ YouTube)	Purpose of establishment And no. of updates (as at 31 January 2014)	No. of "Likes"/ No. of subscribers/ Average monthly visits (as at 31 January 2014)	Compiling summary of comments and following up on a regular basis (Yes/ No)	Rank and No. of officers responsible for the operation (as at 31 January 2014)	Financial resources involved in the establishment and daily operation (as at 31 January 2014)
03/2013	Keep updating	Development Bureau	Development Bureau	Facebook	Disseminating information/ Collecting public's views No. of updates: 85	No. of "Likes": Around 1000	Yes	1 Researcher	$17,100
10/2013	Keep updating	Harbourfront Commission (HC)	"PE Exercise for a Harbourfront Authority"	(1) Facebook (2) YouTube	For Facebook: to provide a platform for members of the public to express views on the proposed establishment of a Harbourfront Authority and for dissemination of information about the public engagement exercise. No. of updates: 28 For YouTube: to provide videos of public engagement activities (e.g public forums). No. of updates: 8	No. of "Likes": 255 No. of video views (total): 387	No	1 Executive Officer I	absorbed by in-house resources
3/2011	Keep updating	District Urban Renewal Forum	District Urban Renewal Forum	(1) Facebook (2) YouTube	For Facebook and Youtube: to provide contact details and promote District Urban Renewal Forum No. of updates: 3	No. of "Likes": 13 No. of subscriber:1	Yes	1 Senior Survey Officer	absorbed by in-house resources
8/2012	Keep updating	Kowloon City District Urban Renewal Forum	Urban Renewal Plan for Kowloon City	Facebook	To promote the Public Engagement of Urban Renewal Plan for Kowloon City No. of updates: 75	No. of "Likes": 234	Yes	1 Senior Survey Officer	absorbed by in-house resources

Commen-cement of operation (Month/ Year)	Status (keep updating /ceased updating) (as at 31 January 2014)	Government agencies (including policy bureaux/ departments /public bodies/ government consultations)	Name	Social media (Facebook/ Flickr/ Google+ /LinkedIn /Sina Weibo/ Twitter/ YouTube)	Purpose of establishment And no. of updates (as at 31 January 2014)	No. of "Likes"/ No. of subscribers/ Average monthly visits (as at 31 January 2014)	Compiling summary of comments and following up on a regular basis (Yes/ No)	Rank and No. of officers responsible for the operation (as at 31 January 2014)	Financial resources involved in the establishment and daily operation (as at 31 January 2014)
11/2010	Keep updating	Urban Renewal Authority	Marketing campaign for Graham Street Market	Facebook	To introduce the characteristics of the Graham Market and promote the market's activities on a weekly basis during the market promotion campaign	No. of "Likes": 83	No	1 Manager and 1 officer	absorbed by in-house resources
11/2012	Keep updating	Urban Renewal Authority	Urban Renewal Exploration Centre	Facebook	To introduce education activities as well as the Centre's activities in districts. Information updated on a weekly basis	No. of "Likes": 160	No	1 Manager and 1 officer	absorbed by in-house resources

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6186)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 123):

Regarding official entertainment expenses of the Bureau and its departments, will the Administration inform this Committee of:

(1) The number of exceptions where official entertainment expenses of public officers for lunch and dinner exceeded the respective ceilings per head, the number of exceptions with approval of directorate officers, the exceeded amounts and the reasons for the excess over the past three years? Please provide the information by bureau/department/public organisation, etc.

(2) The number of non-compliance with the guidelines on the bestowal of gifts or souvenirs by public officers during the conduct of official activities, and the number of and reasons for exceptions with approval of directorate officers over the past three years? Please provide the information by bureau/department/public organisation, etc.

Asked by: Hon. MOK, Charles Peter

Reply:

The Civil Service Regulations (CSRs) set out the principles, rules and approval procedures relating to official entertainment. Heads of Departments have the delegated authority to authorise all expenditure from the departmental entertainment vote. In addition, according to the Government's internal guidelines, the expenditure limits on entertaining guests should not exceed $450 per person for lunch or $600 per person for dinner. Government officers are required to exercise prudent judgment and economy when entertaining guest(s) for official purposes in order to avoid any public perception of extravagance. Where there are sufficient justifications for exceeding the expenditure limits, the departments are required to consider those applications according to the established mechanism and to document properly the detailed justifications for granting such approval. Like government officers of all other bureaux and departments, government officers of the Development Bureau (Planning and Lands Branch) (DEVB(PLB)) are required to follow the guidelines.

In line with the Government's green policy, public officers should as far as possible refrain from bestowing gifts/souvenirs to others during the conduct of official activities. According to the existing guidelines, where bestowal of gifts/souvenirs is necessary or unavoidable due to operational, protocol or other reasons, the gift/souvenir items should not be lavish or extravagant and the number should be kept to a minimum. Also, the exchange of gifts/souvenirs should only be made from organisation to organisation. Like all government officers of all other bureaux and departments, government officers of DEVB(PLB) are required to follow suit.

In the past three years, no officer of DEVB(PLB) was subject to disciplinary action for alleged contravention of the CSRs or other government requirements in relation to claiming reimbursement of entertainment expenses or offering gifts/souvenirs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6216)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 190):

Regarding the Bureau's expenditure on the procurement of computer software and hardware, could the Administration inform this Committee of the following:

(a) Does the Administration have any standard internal procurement guidelines which set out criteria for the purchase or upgrade of computer software and hardware for the Bureau? If yes, what are the details? Do the guidelines require that the Bureau must upgrade its computer software and hardware in a timely manner?

(b) Given that the computer software and hardware supplier Microsoft will terminate its support service for the operating platform, of its Windows XP, please provide the respective numbers of computers in the Bureau which are using (1) the operating platform of Microsoft Windows XP; (2) the operating platforms released by Microsoft before 2001; and (3) other operating platforms (please specify the version), as well as the respective percentages of these three types of operating systems in the Bureau's total number of computers. Does the Bureau have any plan to upgrade the above operating platform versions which are now obsolete?

(c) What are the expenditure on and criteria for the procurement of tablet computers by the Bureau? What are the models and the uses of the tablet computers? Is there any confidential information saved on the tablet computers? If yes, what are the details? Is there any information security software installed in the tablet computers used by the Bureau? What is the expenditure involved?

Asked by: Hon. MOK, Charles Peter

Reply:

(a) In accordance with the current guidelines of the Government, the Planning and Lands Branch of the Development Bureau has to prepare annually a Departmental Information Technology (IT) Project Portfolio and Departmental IT Plan for the following three years to ensure that its IT projects can cope with the Branch's business and operational needs. In considering upgrade of IT systems, we will review and assess the potential risks, including product compatibility, maintenance and support, subsequent project replacement and market supply, etc. and proceed with implementation based on their importance and priority.

(b) The Planning and Lands Branch of the Development Bureau has upgraded the operating platforms of all its 130 or so computers to Microsoft Windows 7 in 2013-14. The computers are installed with security tools and connected with our network with a full range of security devices which provide protection to our computers from information security risks.

(c) The expenditures on procurement of tablet computers in 2012-13 and 2013-14 are $18,750 and $4,700 respectively. The models currently in use by the Planning and Lands Branch of the Development Bureau are iPad and iPad mini. Tablet computers are provided to users based on operational needs. Users make use of tablet computers mainly for emails, except classified emails, using their official email account, reading meeting documents, access the Internet, etc. Confidential information is not to be saved on the tablet computers, as in accordance with the security policy. While there is no information security software installed in the tablet computers, all of them are protected by password and auto-screen lock. Information in tablet computers will be completely erased if wrong passwords are entered repeatedly. Anti-virus system and anti-spam system are installed in the backend email servers which guard against virus in the emails communicated through the tablet computers.

Reply Serial No.

DEVB(PL)292

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6550)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 152):

In respect of the public relations expenses of various government departments in the past year, please inform this Committee of:

(1) The expenses this bureau spent on advertisement on mainstream or online media as well as the relevant details in table form (please see Annex 1):

Published / Broadcasted Time (Month / Year)	Status (one-off / ongoing / done) (as at 31 January 2014)	Government or Public Organisation (including policy bureau / department / public organization / government advisory body)	Name of Advertisement	Name of Publisher or Broadcasting Media (newspaper / radio station / TV station / advertising panel / car wrap advertising / website, etc)	Purpose and Frequency of the Advertisement (as at 31 January 2014)	Rank and No. of Responsible Person(s) (as at 31 January 2014)	Financial resources for the expenses involved (as at 31 January 2014)
			(1)… (2)… (3)…	(1)… (2)… (3)…			

(2) The expenses this bureau spent on sponsoring media to provide programmes or materials as well as the relevant details (please see Annex 2):

Programme / Materials Published / Broadcasted Time (Month / Year)	Status (one-off / ongoing / done) (as at 31 January 2014)	Sponsoring Government or Public Organisation (including policy bureau / department / public organization / government advisory body)	Name of Programme / Materials	Name of Publisher or Broadcasting Media (newspaper / radio station / TV station / website, etc)	Purpose and Frequency of the Sponsorship (as at 31 January 2014)	Rank and No. of Responsible Person(s) (as at 31 January 2014)	Expenses (as at 31 January 2014)
			(1)… (2)… (3)…	(1)… (2)… (3)…			

(3) The expenses on and details of the Advertorial of this bureau (please see Annex 3):

Programme / Materials Published / Broadcasted Time (Month / Year)	Status (one-off / ongoing / done) (as at 31 January 2014)	Government Organisation (including policy bureau / department / public organization / government advisory body)	Name of Programme / Materials	Name of Publisher or Broadcasting Media (newspaper / radio station / TV station / website, etc)	Purpose and Frequency of the Programme / Materials (as at 31 January 2014)	Rank and No. of Responsible Person(s) (as at 31 January 2014)	Non-government organisation / Personnel Responsible for Writing Advertisement Script (if any)	Expenses (as at 31 January 2014)
			(1)… (2)… (3)…	(1)… (2)… (3)…				

Asked by: Hon. MOK, Charles Peter

Reply:

No expenditure was incurred by the Development Bureau (Planning and Lands Branch) on advertisement on mainstream or online media, sponsoring media to provide programmes or materials, or Advertorial in 2013-14.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5494)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 52):

Under Matters Requiring Special Attention in 2014-15, the branch says it will increase the maximum domestic plot ratios allowed in different Density Zones as appropriate, with a view to increasing the floor space that can be provided on individual sites as far as permissible in planning terms; paragraph 122 of Policy Address 2014 also says the Government considers it feasible to generally increase the maximum domestic plot ratio currently permitted for the other "density zones" in the territory by around 20% as appropriate. In this connection, will the Administration inform this Committee:

a) the work plan for implementing the increase in the maximum domestic plot ratios for 2014;

b) the timetable for implementing this work in the territory from 0% to 20% as suggested in the Policy Address, inclusive of the preliminary work on assessing traffic and infrastructural capacities, local characteristics, existing development intensity and the various possible impacts of the proposed development on the areas concerned, with a breakdown by 18 district council districts; and

c) the provision and manpower allocated for implementing this work for 2014.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

Making more efficient use of our existing land resources is one of the initiatives in the Government's multi-pronged programme to increase land supply. In this regard, as announced by the Chief Executive in his 2014 Policy Address, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for sites located in certain Density Zones of the Main Urban Areas and New Towns, and that the development intensity of housing sites would be determined having regard to the relevant planning guidelines and maximum

domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the concerned bureaux/departments. Specifically, the updated maximum PRs in the respective Density Zones are as follows:-

Main Urban Areas

(i) Density Zone 1: no increase in PR (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);
(ii) Density Zone 2: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and
(iii) Density Zone 3: PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

(i) Density Zone 1: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);
(ii) Density Zones 2 and 3: PR to be increased by 20%; and
(iii) Density Zone 4 (low density zone): PR to be increased by 100%.

Both Main Urban Areas and New Towns

Individual sites to be up-zoned based on planning merits.

The domestic development intensity of individual sites will continue to be determined based on the established planning mechanisms and processes, under which physical or technical constraints (e.g. traffic, environmental or infrastructural considerations) and any planning circumstances that would constrain any increase in residential development intensity will be taken into account. In other words, the increases in maximum domestic PRs will not compromise the relevant planning principles or considerations. Individual housing sites will be able to provide more developable floor area where there is scope in terms of traffic and infrastructure capacity, and the various constraints and impacts so arising, if any, could be addressed through appropriate measures. Proposals for change to the allowable maximum domestic PR for each site through planning application for minor relaxation of development restrictions or zoning amendments to the relevant outline zoning plan will be considered by the Town Planning Board (TPB) individually, be they from the Government or private developers.

Whether and, if so, how the domestic PRs of individual sites could be increased would need to be considered and determined on a site-by-site basis. Hence, while the revised Density Zones have already taken effect since the announcement of the 2014 Policy Address, there is no fixed timetable as such for increasing the development intensity of individual sites. The progress is dependent on the planning applications made and the decision of the TPB.

The relevant work relating to this initiative will be absorbed by the existing manpower provision of the Planning Department.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5495)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 53):

With respect to paragraph 72 of the Budget, will the Government advise on the following:

1. When will the study on improvement measures to sites used for container vehicle parking and open storage purposes in the New Territories be completed?

2. To solve the parking problem of container vehicles, will the Government build multi-storey car parks designated for container vehicles at suitable places in the New Territories? If yes, what are the details? If not, what are the reasons?

3. Has the Administration made assessment on the number of sites of this type that can be released in the New Territories through consolidation and improvement? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The relevant policy bureaux and departments are working closely together to explore feasible options to facilitate the more efficient use of "brownfield sites" while catering for the operational needs of the industries under their respective policies, including examining the feasibility of accommodating some existing operations in suitable multi-storey buildings. This task is currently being undertaken in-house using existing resources and is still at the preliminary stage. We are unable to provide information at this stage on the resources or time required for further work and the likely outcomes.

On the parking of container vehicles, the Transport and Housing Bureau has advised that the Government is making preparation to conduct a feasibility study on the provision of multi-storey car park for container and goods vehicles in Kwai Tsing. The study will cover,

amongst other matters, demand assessment, examination of design options, and cost-effectiveness. It is expected to commence in Q2 2014 for completion in 10 months. The Government will take into account the results of the study in considering the feasibility of developing similar type of facilities in other areas of the territory.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5525)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 84):

According to the Government's 2014-15 Land Sale Programme, it is estimated that 34 residential sites will provide about 15,500 flats. Coupled with sources from West Rail property development project: Yuen Long Station, MTRCL's property development projects: Tai Wai Station and Tseung Kwan O Area 86 Package 5, Projects of Urban Renewal Authority, Projects subject to lease modification/land exchange, and Private redevelopment projects not subject to lease modification/land exchange, the estimated number of private flats to be supplied could reach around 30,000. In this connection, will the Administration inform this Committee, the number of small and medium-sized flats to be provided through each of the abovementioned sources of land supply?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

For the residential sites in the 2014-15 Land Sale Programme, the Government will decide whether flat size and/or flat number restrictions should be added to the conditions of sale before a site is put up for auction or tender having regard to a number of considerations such as market conditions, characteristics of the site, etc. for ensuring the quantity of the flats to be provided.

As regards the West Rail property development project at Yuen Long Station, which is planned for tendering in 2014-15, it is estimated that the project will provide about 1 310 small and medium-sized flats with a saleable area each of about or less than 50m^2, representing 70% of the total number of flats (about 1 880 flats) to be provided.

As a listed company, the MTR Corporation Limited takes forward its own property development projects and the number of small and medium-sized flats of such projects is to be decided by the company.

Regarding the projects to be tendered or self-developed by the Urban Renewal Authority in 2014-15, it is estimated that not less than 830 small and medium-sized flats with a saleable area each of about or less than 46m^2 will be provided. The actual number of small and medium-sized flats will be subject to the detailed design to be firmed up at a later stage.

As for the other sources of private housing land supply, such as projects subject to lease modification/land exchange and private redevelopment projects not subject to lease modification/land exchange, the provision of small and medium-sized flats is subject to developers' decision.

Reply Serial No.

DEVB(PL)296

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3371)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 80):

When the "former Aberdeen Ambulance Depot" site is put up for sale, will the Administration require developers to reserve at least the same floor area of the original ambulance depot for cultural purposes in future, with the Home Affairs Bureau taking up the design, refurbishment and management of the reserved area at the initial stage? If yes, what are the details and the expenditure involved? If not, what are the reasons?

Asked by: Hon. SIN Chung-kai

Reply:

The former Aberdeen Fire Station site located at Aberdeen Inland Lot No. 462 is included in the 2014-15 Land Sale Programme. The Home Affairs Bureau (HAB) is exploring the feasibility of reserving a certain percentage of gross floor area in the future development at the site to provide art space for artists/arts groups. In this connection, HAB will carry out a technical and financial assessment. The details and the expenditure involved are not available at the present stage.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5153)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 58):

In 2014-15, the Buildings Department (BD) plans to continue the implementation of the Operation Building Bright (OBB) to assist owners of old and dilapidated buildings to conduct repair and maintenance works and carry out repair works for about 170 OBB buildings on behalf of the owners. In this connection, will the Administration advise this Committee on the following:

(1) How many buildings in Hong Kong are required to join the OBB?

(2) How many buildings and building owners have been assisted to conduct repair and maintenance works so far? What was the expenditure involved?

(3) What is the specific work plan for this matter in 2014-15? What is the expenditure to be involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in coordinating repair works, such as buildings without OCs. Owners of Category 2 target buildings do not need to apply 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).

Our reply to the questions are set out below:

(1) There were a total of two rounds of applications for Category 1 target buildings for which the application closed on 6 June 2009 and 24 December 2010 respectively. A total of 1 678 applications from OCs were received in the two rounds of applications, with 1 128 and 550 applications in the first and second round respectively. Up to 28 February 2014, 1 298 applications from Category 1 target buildings, involving 1 622 buildings, which fulfilled the eligibility criteria and requirements of OBB, had been granted approval in principle and a total of 1 539 buildings had been selected as Category 2 target buildings, making up a total of 3 161 target buildings included for assistance under OBB.

(2) Up to 28 February 2014, amongst those 3 161 Category 1 and Category 2 target buildings, 2 480 target buildings had their repair works either commenced or completed under the assistance of OBB, of which 1 217 were Category 1 and 1 263 were Category 2 target buildings. The total amount of fund earmarked or released for the Category 1 and Category 2 target buildings was around $2,984 million and other associated expenditure (including out-of-pocket expenses, the BD's staff cost and associated expenses) was about $37 million, which is still within the approved commitment.

(3) Up to 28 February 2014, amongst those 3 161 Category 1 and Category 2 target buildings, 1 715 buildings had completed repair works; 765 buildings had repair works underway; works for another 456 buildings with approval in principle granted would commence upon completion of the procurement procedures; and for 221 Category 2 target buildings, BD is arranging repair works or consulting the owners on whether they will carry out repair works for their buildings voluntarily. The HKHS, URA and BD are responsible for administering OBB. The administrative costs, including the staff cost and the cost for outsourced independent building surveying consultants, required for HKHS and URA to implement OBB are absorbed by the two organisations. BD has employed additional temporary contract staff to coordinate repair works for the Category 2 target buildings and the estimated staff cost and associated expenses for 2014-15 is about $18 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5169)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 53):

Regarding the continued effort to support the Urban Renewal Authority (URA) in its implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its business plan, please advise on the following:

1) the names of the successful URA projects of redevelopment, rehabilitation, revitalisation and preservation, their location and the expenditure involved in the past five years;

2) the projects included in the URA's agenda for redevelopment but not successfully redeveloped in the past five years; and

3) the staff establishment involved in the redevelopment projects and the time spent on acquiring the target properties in 2013.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

1) Details of the redevelopment, rehabilitation, preservation and revitalisation projects of the Urban Renewal Authority (URA) over the past five years, including their locations and the expenditures involved, are set out below -

Redevelopment

Between 2009-10 and 2013-14, URA commenced a total of 19 projects. In 2009-10, URA commenced three self-initiated redevelopment projects with an estimated total cost of $2.471 billion. In 2010-11, it commenced two self-initiated redevelopment projects with an estimated total cost of $1.45 billion. In 2011-12, it commenced two self-initiated redevelopment projects with an estimated total cost of $2.952 billion. In

2012-13, it commenced one self-initiated redevelopment project, two pilot industrial building redevelopment projects and three demand-led projects. One of the pilot industrial building redevelopment projects was withdrawn after the Secretary for Development declined to authorise the project when the owners holding 100% of the property interests of the project site objected to the redevelopment and committed to redeveloping the site themselves. The estimated total cost, excluding the withdrawn project, was $4.312 billion. In 2013-14, it commenced one self-initiated redevelopment and five demand-led projects. One of the five demand-led projects was ceased when, by the 75-day deadline, the owners of less than 80% of the undivided shares of the lots accepted URA's conditional acquisition offers. The estimated total cost, excluding the ceased project, was $6 billion. In each case, the estimated total cost comprises acquisition cost, tenant related cost, resumption cost, construction cost and interest cost.

The names of these 19 redevelopment projects and their locations are as follows -

2009-10	2010-11	2011-12	2012-13	2013-14
Shun Ning Road Development Project at Sham Shui Po San Shan Road / Pau Chung Street Development Project at Ma Tau Kok, Kowloon City Ma Tau Wai Road / Chun Tin Street Development Project at To Kwa Wan, Kowloon City	Pak Tai Street / San Shan Road Development Project at Ma Tau Kok, Kowloon City Fuk Wing Street Development Project at Sham Shui Po	Kowloon City Road / Sheung Heung Road Development Project at Ma Tau Kok, Kowloon City Reclamation Street / Shan Tung Street Development Project at Mong Kok, Yau Tsim Mong	Nos. 13-31, Pine Street and No. 87 Oak Street Demand-led Development Project at Tai Kok Tsui, Yau Tsim Mong No. 229A-G, Hai Tan Street Demand-led Development Project at Sham Shui Po Nos. 205-211, Hai Tan Street Demand-led Development Project at Sham Shui Po No. 12P, Smithfield Industrial Building Development Project at Central & Western Nos. 777-783, Yu Chau West Street Industrial Building Development Project at Cheung Sha Wan Tonkin Street / Fuk Wing Street Development Project at Sham Shui Po	Nos. 270-286, Tung Chau Street / Nos. 1-5, Kweilin Street Demand-led Development Project at Sham Shui Po Nos. 1-3B, Kowloon Road / Nos. 1-5, Kiu Yam Street Demand-led Development Project at Sham Shui Po Nos. 8-10, Fuk Chak Street and Nos. 7-9, Li Tak Street Demand-led Development Project at Sham Shui Po Nos. 25-31, Wong Chuk Street Demand-led Development Project at Sham Shui Po Nos. 41-51 (odd numbers), Kai Ming Street Demand-led Development Project at To Kwa Wan, Kowloon City Castle Peak Road / Un Chau Street Development Project at Sham Shui Po

Rehabilitation

Prior to April 2012, URA had been supporting owners through the Materials Assistance Scheme and Interest Free Loan Scheme in the rehabilitation service areas of URA which cover parts of Yau Ma Tei, Mong Kok, Tai Kok Tsui, Sham Shui Po, Tsuen Wan, Kowloon City (mainly Hung Hom and Ma Tau Kok), Wan Chai, and Central & Western districts.

Since April 2012, URA, the Hong Kong Housing Society (HKHS) and the Buildings Department have consolidated the then existing five support schemes into one Integrated Building Maintenance Assistance Scheme (IBMAS). Since April 2013, URA has started receiving and processing IBMAS applications in Kowloon, Tsuen Wan and Kwai Tsing. URA also continues to support building owners in Central & Western and Wan Chai districts.

Since 2008, URA has also been providing technical and financial support to building owners under the Operation Building Bright programme.

The number of buildings having received rehabilitation support from URA over the past five years and the direct expenses involved are as follows -

Year	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14 (up to February 2014)**
No. of buildings**	92	290	294	249	253
Direct expenses $ million	1 586 ***	9.8	7.2	6.5	6.2

** No. of buildings includes those under URA's rehabilitation schemes and those covered by Operation Building Bright

*** Inclusive of URA's one time injection of $150 million to the Government's Operation Building Bright program

Preservation

In 2009-10, URA commenced two revitalisation projects with preservation elements. They are the Pak Tsz Lane Revitalisation Project in Central (with an estimated project cost of $40 million) and the Central Market Revitalisation Project in Central (with an estimated project cost of $5 billion projected at the time of project commencement).

In 2010-11, URA commenced and completed the preservation of pre-war buildings at Nos. 5, 7, 8 and 9 of Wing Lee Street in Central at a cost of $14 million.

With the promulgation of the 2011 Urban Renewal Strategy in February 2011, URA is tasked to adopt "redevelopment" and "rehabilitation" as its core businesses. URA will undertake self-standing heritage preservation projects which are outside its redevelopment project boundaries only if there is policy support or a request from the Government. So far, URA has not commenced any new preservation project since.

Revitalisation

URA commenced two revitalisation projects in 2009-10. They are the Street Revitalisation Project in Mong Kok (with an estimated project cost of $100 million projected at the time of project commencement) and the Street Improvement Scheme in Tai Kok Tsui, Yau Tsim Mong (phase 1 of the scheme with an estimated project cost projected of $80 million at the time of commencement in 2009-10).

With the promulgation of the 2011 Urban Renewal Strategy in February 2011, URA is tasked to adopt "redevelopment" and "rehabilitation" as its core businesses. So far, URA has not commenced any new revitalisation projects since.

2) Over the past five years, there were only two commenced URA projects that have subsequently been withdrawn or ceased. They are the pilot industrial building redevelopment project at No. 12P, Smithfield, and the Demand-led Development Project at Nos. 25-31, Wong Chuk Street.

3) The staff establishment of URA in 2013-14 was 558 and the number of staff who have been directly involved in acquisition and rehousing work was 148. Apart from the acquisition division, there are other divisions in URA providing support services for the redevelopment projects. They are divisions working on planning and design, property valuation, community development, works and tender procurement.

The time taken for property acquisition for redevelopment projects varies according to the scale of the project. In general, it will take about 3 to 4 years to complete acquisition and clearance for each redevelopment project. For major projects, URA has adopted a phased resumption and phased redevelopment.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5612)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 56):

Does the Administration have any plans to relocate the Police Training School in Wong Chuk Hang to the North District, and rezone the existing site for mixed public and private housing development so as to increase the number of various types of residential flats in the Southern District? If yes, what are the details and the expenditure involved? If not, what are the reasons?

Asked by: Hon. TO Kun-sun, James

Reply:

According to the Security Bureau, the Hong Kong Police Force has no plan to relocate the Hong Kong Police College from Aberdeen.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5613)

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) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 91):

Regarding the overseeing of the implementation of the Operation Building Bright and the various schemes to assist owners of old buildings in building maintenance under the Programme, please advise this Committee on the following:

1) In implementing the schemes, has any department reflected the problems of price collusion, commonly known as bid-rigging, and excessive maintenance fees faced by the owners of old buildings? If yes, what are the details? Are there any corresponding measures?

2) Are there any measures that can be taken to assist the owners or owners' corporations of old buildings who are ineligible for financial assistance from the Hong Kong Housing Society, Urban Renewal Authority or Buildings Department to reduce the problems of bid-rigging and excessive maintenance fees?

3) Will there be any additional measures and manpower available to provide assistance to owners of old buildings, including considering the provision of valuation service for maintenance works for these owners? If yes, what are the details?

Asked by: Hon. TO Kun-sun, James

Reply:

Having consulted the Home Affairs Department (HAD), the Independent Commission Against Corruption (ICAC) and the Hong Kong Police Force (HKPF), I now provide the following reply:

1) Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out the repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in coordinating the repair works, such as buildings without OCs. Owners of Category 2 target buildings do not need to apply for joining the OBB but their buildings are selected for inclusion in the OBB by the Steering Committee of the OBB comprising representatives from the Buildings Department (BD), the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA). Depending on the circumstances, BD will issue statutory repair orders to such buildings to effect the necessary repair works. If the owners of the buildings are unwilling or unable to conduct repair works by themselves, BD will arrange Government consultants and contractors to carry out the works for the owners in default and recover the cost of the works plus supervision charge from the owners concerned. However, if the owners or OCs of the buildings are willing to organise repair works voluntarily, they could follow the approach for Category 1 target buildings to carry out repair works.

HKHS and URA, being the implementation agencies of OBB as well as other building maintenance assistance schemes, have been closely monitoring the tendering exercises of the building maintenance contracts. While they observe that the tender prices in some OBB cases may deviate from the market level, there has been no concrete evidence suggesting prevalence of syndicated bid-rigging. For the Category 2 target buildings where the owners are unable to coordinate the works, BD will arrange Government contractor to carry out the repair works, and the concern of tender rigging therefore does not arise for these cases.

Since the launch of OBB, HKHS, URA and BD have been liaising closely with ICAC in formulating application procedures and modus operandi to ensure that the stakeholders concerned adopt proper procedures and safeguard measures to prevent corruption and other malpractices.

HKHS and URA have, in consultation with ICAC, formulated and issued the "Operation Building Bright Maintenance Guidelines" to OCs, consultants and contractors, which stipulate the requirements and procedures for appointment, selection and management of consultants and contractors, anti-bribery and anti-collusion practices, as well as the detailed roles and duties of the parties involved in the repair works under OBB, including the requirement for the authorised persons (APs) and their respective consultant companies to sign the "Confirmation Letter to Comply with Probity and Anti-Collusion Clauses" and the "Declaration Form to Comply with the "Ethical Commitments Requirements".

HKHS and URA also enhance from time to time the procedures and arrangements of OBB and other building maintenance assistance schemes with a view to ensuring the principles of openness, fairness and impartiality are upheld in the selection of building consultants and contractors, with the objective of reducing the risk of bid-rigging. Independent building surveying consultants are engaged to provide buildings participating in OBB and other building maintenance assistance schemes with market prices for the maintenance items in order to facilitate the OCs in assessing whether the tender prices are comparable with the market level. Apart from sending notifications of works eligible for OBB subsidies, independent professional assessment and points-to-note to property owners, HKHS and URA also participate in OC meetings and organise briefings at different stages to explain matters worthy of attention in planning maintenance works so as to enhance owners' knowledge of building maintenance and provide technical support.

To further prevent tender-rigging in the selection of works contractors, a "New Tendering Arrangement" (NTA) for appointment of works contractors under OBB projects was introduced in September 2013. Under the NTA, some procedures originally handled by APs, consultancy firms, building management companies, or members of OCs, etc. during the tendering process, including the collection of expression of interest, distribution of tender documents to prospective tenderers, and the collection and opening of tender documents, are now taken up by the independent accounting firm appointed by HKHS and URA. The NTA aims to provide an open and fair tendering platform by keeping the identity of the prospective tenderers confidential until opening of the tenders such that they will be free from any possible undue interference from the stakeholders, including OCs, consultant firms or other prospective tenderers.

Both HKHS and URA will continue to review and monitor the operation of OBB and take appropriate measures against malpractices as and when necessary.

2) In November 2011, HAD launched the Building Management Professional Advisory Service Scheme (BMPASS) for buildings which do not have an OC or any form of owners/residents organisations, or which have not engaged a property management company (i.e. the so-called "three nil" buildings). Under the BMPASS, professional property management companies (PMCs) engaged by HAD had provided one-stop advisory service to 1 253 "three-nil" target buildings, including preparing management audit reports for the fire services, electrical and other facilities of the buildings, assisting owners in forming OCs and applying for various subsidies or loan schemes, following up on the maintenance works and matters relating to tenders, etc. BMPASS was well-received by owners of target buildings and different sectors of the community. Its results were also very encouraging and far exceeded the original targets. In view of its achievements and the positive feedbacks received, HAD will implement BMPASS Phase 2 for three years from April 2014 to provide similar scope of services to a new batch of 1 200 "three-nil" buildings.

To assist OCs in engaging suitable consultants/APs to take forward building maintenance works, HAD will, in collaboration with three professional institutes, namely the Hong Kong Institute of Surveyors, the Hong Kong Institution of Engineers and the Hong Kong Institute of Architects, launch the 'AP Easy' Building Maintenance Advisory Service Scheme ('AP Easy') in April 2014 on a pilot and pro bono basis. Members of these institutes will form expert teams to offer free, tailor-made and professional advice and support to the participating OCs in drafting tender and contract documents and analysing the tenders. However, the advisory services provided by 'AP Easy' will not be extended to the tendering stage of building maintenance works as it is the responsibility of the consultants/APs commissioned by the OCs.

On the law enforcement front, ICAC and HKPF have been actively following up on all complaints and reported cases of bid-rigging. Recently, HKPF together with ICAC, URA, HKHS and BD have jointly launched a Renosafe Scheme as a crime prevention measure with a view to enhancing vigilance of the home owners. Under the scheme, the respective District Anti-Triad Squads will maintain direct contact with the OCs and owners concerned, and invite them to report to the police information of crime relating to building maintenance works with a view to stepping up its intelligence gathering efforts.

3) The Government, together with HKHS and URA, will continue to provide financial and technical assistance for building maintenance to owners and OCs of buildings in need, particularly those in old and dilapidated buildings. Any additional resource requirements arising from the assistance and support schemes will be absorbed from within the existing resources of the Government, and HKHS and URA. As mentioned in the reply to (1) above, in addition to the various measures to help owners or OC of old buildings, advice about market prices for maintenance items are also provided to owners or OCs of buildings joining OBB and other building maintenance assistance schemes.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6119)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 59):

Prominent figures in the political and engineering circles have noted that Hong Kong is now "ruled by consultants", in the sense that the Government inappropriately commissions consultants regardless of how trivial the issues are, which results in a waste of public money. The Government has been criticised for wasting $7 million of consultancy fees in the rationalisation of traffic distribution among the three road harbour crossings. As the major shareholder of the MTR Corporation Limited, the Government has consulted the academics and consultants of the Massachusetts Institute of Technology and the Stanford University in the United States instead of the local consultants on the maximum capacity of its own trains. Regarding the expenditure and policy on commissioning consultants for each bureau and department, will the Government inform this Committee on the following:

What was the expenditure on consultancy fees for the Planning and Lands Branch of the Development Bureau in each of the past three financial years? What research topics were covered? What were the respective percentages of overseas and local consultants? Are there any codes of practice or guidelines which give priority to local consultants? Are there any monitoring measures or policies regarding consultancy fees?

To prevent the misuse of public money for inappropriate spending on consultancy fees, will the Administration consider setting up a monitoring mechanism, and drawing up terms, guidelines and codes of practice which give priority to local consultants in the 2014-15 financial year? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. TSE Wai-chun, Paul

Reply:

In the past three financial years from 2011-12 to 2013-14, the Planning and Lands Branch of this Bureau has conducted two consultancy studies relating to business viability study and review of support services. Both consultancy studies were conducted by local consultancy firms. The expenditures on the consultancy fees are about $1.35 million, $0.25 million and $0.45 million for 2011-12, 2012-13 and 2013-14 respectively.

The selection of consultancy firms is conducted through open and fair competition in accordance with the Government's prevailing guidelines and procedures. All qualified consultancy firms may submit bids and the bids are assessed in accordance with the set selection criteria regardless of whether they are from local or overseas consultancy firms. To ensure that the performance of the consultancy firms fulfill the objectives of the studies, we will monitor their progress regularly to ensure that their performance are up to requirements and that public funds are used prudently.

We have no plan to introduce any arrangements to give priority to local consultants.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5252)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 28):

What is the 2014-15 estimate for the Planning and Lands Branch of the Development Bureau's duty visits to the Mainland? Please provide information about the duty visits to the Mainland planned for 2014-15. How will the Administration prevent activities irrelevant to official duties from taking place during duty visits outside Hong Kong? And how will the Administration prevent applications for revising visit destinations from becoming a mere formality?

Asked by: Hon. WONG Yuk-man

Reply:

Same as for official duties overseas, officers of the Development Bureau (Planning and Lands Branch) will conduct duty visits to the Mainland in 2014-15 based on needs arising from their official duties. All colleagues are required to obtain prior approval from their respective supervisors for their duty visits. In considering the applications, the supervisory officers will examine the reasons for the proposed visits and will only grant approval if they are satisfied that the need for the proposed visits arises from the official duties of the colleagues concerned. Any change of visit destination would also be considered in the same manner under the established system.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5065)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 120):

Regarding the pilot scheme for the "Hong Kong Property for Hong Kong People" (HKPHKP) measure (the Scheme), will the Administration advise this Committee on the following:

1) What are the staff establishment and expenditure involved in the implementation of the Scheme in 2012-13 and 2013-14, respectively?

2) Will the clauses on HKPHKP be introduced for other sites to be sold by public auction in 2014-15?

3) Is there any mechanism in place to review the effectiveness of this policy, and what are the details?

Asked by: Hon. WU Chi-wai

Reply:

The "Hong Kong Property for Hong Kong People" (HKPHKP) measure aims at giving priority to Hong Kong Permanent Residents (HKPRs) in making use of our scarce residential land resources. The Government has applied the HKPHKP measure on a pilot basis to two residential sites in the Kai Tak Development Area. The sites were sold by tender in June 2013. As the various demand-side management measures introduced by the Government targeting the property market have effectively reduced the demand for residential flats from non-local purchasers, there is no pressing need to apply the HKPHKP measure to other land sale sites at this juncture. The Government will continue to closely monitor the property market and make appropriate responses as necessary. The manpower and expenditure for the implementation of this measure were absorbed within the existing resources of Development Bureau in 2012-13 and 2013-14.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5066)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No.121):

Regarding the legislative amendments of the Land (Miscellaneous Provisions) Ordinance (Cap. 28) and unlawful occupation of land, please advise this Committee on the following:

1) When the Bill will be expected to be tabled at the Legislative Council for scrutiny;

2) Since the Government indicated to this Committee in 2012 that it would increase the penalties against offences related to the Land (Miscellaneous Provisions) Ordinance with a view to increasing the deterrent effect against unlawful occupation of land, and would examine the possible introduction of a system of daily fines, will the above matters be dealt with altogether under the current amendments?

3) Before the completion of legislative amendments, will additional staff establishment and expenditure be allocated to cope with the case where "people first occupy government land unlawfully and then apply for a short term tenancy in an attempt to regularise the situation after being detected"? If yes, what are the details?

Asked by: Hon. WU Chi-wai

Reply:

1) & 2) Taking into account the views of the Audit Commission and the Public Accounts Committee of the Legislative Council (LegCo), the Development Bureau and Lands Department have reviewed the provisions relating to unlawful occupation of unleased Government land in the Land (Miscellaneous Provisions) Ordinance (Cap. 28) and examined legislative amendments to increase the deterrent effect against the relevant offences and to introduce a system of daily fines. We plan to introduce the relevant legislative amendment bill into the LegCo in the second half of this legislative year, after prior consultation with the LegCo Panel on Development.

3) Regularisation through application for short term tenancy after unlawful occupation of government land is found out is not to be encouraged. No additional resources will be provided for handling such applications.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5067)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question (Member Question No. 122):

Regarding the establishment of a Harbourfront Authority and the matters relating to harbourfront planning, will the Government advise this Committee on the following:

1. What are the estimated expenditure and staff establishment to be involved in the public consultation process for the establishment of the Harbourfront Authority?

2. Has the Government any plans to earmark special funding for the implementation of the planned harbourfront projects before the establishment of the Harbourfront Authority? If yes, what are the details?

Asked by: Hon. WU Chi-wai

Reply:

1. The Government and the Harbourfront Commission (HC) are taking forward jointly the Public Engagement Exercise (PE) on the proposed establishment of a Harbourfront Authority (HA). Phase I PE was completed in January 2014, and Phase II PE is planned to be launched within 2014. The work will continue to be carried out by the Harbour Unit of the Planning and Lands Branch using our existing resources.

2. Prior to the establishment of HA, we will continue to work with HC to advise on planning, land use and urban design matters related to the Harbourfront and enhance the Harbourfront for enjoyment by the public. In 2014-15, $14 million has been earmarked for the implementation of various harbourfront enhancement initiatives and the operation of HC, including about 20 open meetings and other public engagement activities.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5775)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 339):

1. How many complaints against unauthorised building works (UBWs) in New Territories village houses (NT village houses) in various districts were received by the Department in the last financial year? What were the respective numbers of cases processed, with contravention confirmed, and issued with removal orders in these districts? What is the number of cases involving repeated complaints?

2. How many indigenous villagers of the New Territories are no longer granted rates exemption because of their UBWs?

3. What was the amount of resources spent on inspection of NT village houses initiated by the Department in the last financial year? Among the NT village houses inspected, how many cases of UBWs were identified and how many of them were issued with removal orders?

4. How many removal orders against UBWs in NT village houses have not yet been complied with after the specified time and remain outstanding? Please provide the numbers of removal orders not yet complied with for one to three years, four to six years, seven to nine years, and ten years or above after the specified time.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Buildings Department (BD) has been handling reports from the public and referrals from other government departments on unauthorised building works (UBWs) in private buildings, including those in New Territories exempted houses (NTEHs). From 1 April 2013 to 14 March 2014, BD received 2 588 reports on UBWs in NTEHs. The geographical distribution of the cases received, and the cases handled, cases with actionable UBWs and removal orders issued arising from the cases received are as follows:

District	Number of cases received	Number of cases handled	Number of cases with actionable UBWs	Number of removal orders issued
Islands	213	180	11	3
Tsuen Wan	84	70	3	3
Sai Kung	315	273	5	4
Sha Tin	192	180	3	1
Tai Po	682	617	8	7
Yuen Long	625	533	30	8
North	190	167	6	5
Kwai Tsing	38	23	1	0
Tuen Mun	249	206	10	7
Total	**2 588**	**2 249**	**77**	**38**

As BD does not keep statistics on repeated complaint cases, we are unable to provide the number of cases involving repeated complaints.

2. According to the information provided by the Home Affairs Department (HAD), 88 new applications for rates exemption were rejected and 124 rates exemption cases were cancelled in 2013 due to the presence of UBWs in the NTEHs concerned. HAD does not keep the statistics about the total number of NTEHs that are not granted rates exemption due to the presence of UBWs.

3. On 1 April 2012, BD established a dedicated Village Houses Section (VHS) 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 2013-14, the expenditure for VHS is about $31 million. The expenditure for hiring consultancy services for LSO to identify First Round Targets and that for processing the reporting forms received under the Reporting Scheme is $7.4 million. Since the inspection and removal of First Round Targets is part of the overall responsibility of VHS which undertakes the full range of work in relation to the enhanced enforcement strategy against UBWs in NTEHs, BD is unable to provide a breakdown of the manpower and expenditure solely for LSO to identify First Round Targets.

Under LSO for removal of First Round Targets, BD inspected 8 927 NTEHs in 2013 and identified about 1 000 cases for investigation of First Round Targets. Detailed surveys will be conducted to verify the nature of UBWs before removal orders are issued to the owners of NTEHs concerned. Up to 28 February 2014, 84 removal orders were issued against the confirmed First Round Targets.

4. As at 14 March 2014, 729 removal orders relating to UBWs in NTEHs were not yet complied with. The distribution of these outstanding removal orders, based on the time lapsed, is as follows:

Number of years lapsed	**Number of removal orders**
less than 1 year	303
within 1-3 years	323
within 4-6 years	96
within 7-9 years	6
10 years or above	1
Total	**729**

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5776)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 567):

1. How many reporting forms has the Government received since the implementation of the Reporting Scheme for unauthorised building works (UBWs) in New Territories exempted houses (NTEHs)? Please provide the breakdown of the data by type of UBWs.

2. What is the Department's progress in processing the above reporting forms? What is the estimated amount of resources and time required for processing all the reporting forms?

3. Have all the UBWs identified as the First Round Targets been removed? If yes, please provide the number of UBWs removed. If not, what are the reasons? What policies and approaches does the Department adopt to deal with owners of NTEHs reluctant to remove such UBWs? Are there any cases where penalty has been imposed? What are the details of these cases?

4. What is the progress in removing the existing UBWs that constitute less serious contravention of the law and pose lower potential risks? What is the estimated time of completion of this task? Please provide the timetable concerned.

5. Has the Department considered increasing manpower to cope with the heavy workload arising from the above reporting scheme? If yes, what are the details and the additional resources required?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

On 1 April 2012, the Buildings Department (BD) established a dedicated Village Houses Section (VHS) 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. Our reply to the questions is set out below.

1 & 2. Under the Reporting Scheme, BD received 18 034 reporting forms which involved more than 30 000 UBWs. These reporting forms are being processed by the outsourced consultants commissioned by BD for verifying the information of UBWs provided, auditing the information on site, categorising the reported UBWs and entering the relevant data into BD's computerised information system. BD aims at completing the processing of reporting forms in mid-2014. We are unable to provide the categorisation of the reported UBWs at this stage. Since the administration of the Reporting Scheme is part of the overall duties of VHS responsible for the full range of work in relation to the enhanced enforcement strategy against UBWs in NTEHs, BD is unable to provide a breakdown of the manpower and expenditure involved solely for administering the Reporting Scheme.

3. In view of the large number of First Round Targets, LSO will be conducted in phases and in systematic manner. In 2013, BD inspected 8 927 NTEHs and issued 84 removal orders for removal of First Round Targets, out of which seven orders were discharged up to 28 February 2014. If an owner fails to comply with the requirements of a removal order without a reasonable excuse, BD may instigate prosecution against the owner under section 40(1BA) of the Buildings Ordinance. In 2013, eight prosecutions were instigated against the owners who failed to comply with the removal orders. While seven cases are still under legal proceedings, there is one conviction in which the owner concerned was fined $20,000.

4. The reporting period of the Reporting Scheme ended on 31 December 2012. Subject to regular inspection and safety certification, BD will not require removal of the reported UBWs during the period of enforcement against First Round Targets unless they become imminently dangerous. Upon the completion of processing of the reporting forms received and input of relevant data, BD will formulate follow-up plan for progressive enforcement. BD will take priority enforcement action against those UBWs which have not been reported to BD under the Reporting Scheme in response to public reports received. Given the large number of UBWs in NTEHs, we are unable to accurately assess at this stage the time required for the enforcement against all existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks.

5. BD aims at completing the processing of reporting forms in mid-2014. The work relating to the processing and administration of the Reporting Scheme will continue to be handled by VHS. No additional manpower will be required in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5779)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 340):

Last year, the Buildings Department carried out a large scale operation on removal of large unauthorised signboards targeting at 250 such signboards. What is the progress of the removal of these target signboards? Among the 250 target signboards, how many of them were arranged to be removed by the Government with the fee to be recovered later, and what is the expenditure for that? Is the Government able to recover the full cost for the removal works? If not, what are the reasons for that?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Under the large scale operation for the removal of 250 targeted large unauthorised signboards in 2013, 250 removal orders had been issued by the Buildings Department (BD). Out of these targeted signboards, 77 had already been removed by the owners by the end of February 2014. No signboard has been arranged to be removed by the Government in the owners' default.

BD will continue to monitor the progress of removal of the remaining targeted signboards. We will issue warning letters to the signboard owners to urge them to comply with the removal orders. Prosecution may be initiated if the owners fail to comply with the orders without any reasonable excuse after the issue of warning letter. Furthermore, if the signboards become dangerous, BD will engage 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5780)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 341):

1. Since the commencement of the Validation Scheme for Unauthorised Signboards in September last year, how many submissions have been received so far? What is the progress of submission validation by the Buildings Department (BD) and the number of acknowledgement letters issued? Please provide the information in a breakdown by type of unauthorised signboards eligible for validation.

2. What is the average time required by BD to issue acknowledgement letters upon receipt of the submissions? Does it meet the performance indicators or targets pledged by the Department?

3. How many random audit checks have been carried out by BD in connection with validation submissions, what percentage of the submissions was subject to audit check and what are the selection criteria? What are the respective numbers of cases subject to enforcement action and cases with prosecutions and/or disciplinary actions instigated against persons contravening the statutory requirements due to irregularities found during random inspections?

4. Has BD assessed whether the current manpower is adequate to handle the workload arising from the Validation Scheme for Unauthorised Signboards? If not, will additional resources and manpower be deployed to address the situation? What are the details of the proposed additional staffing provision, rank, etc.?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. Since the implementation of the Validation Scheme for Unauthorised Signboard (validation scheme) on 2 September 2013, the Buildings Department (BD) has received 14 submissions of certification under the validation scheme. Out of these 14 submissions, four submissions were acknowledged, and the other ten submissions could not be processed as incorrect or incomplete information was found.

A breakdown of the submissions by classes of minor works of the unauthorised signboards involved are as follows:

	Class of minor works of the unauthorised signboards involved		
	Class I	**Class II**	**Class III**
Number of validation submissions with acknowledgement letter issued	0	3	1
Number of validation submissions that could not be processed	2	8	0

2. We are not able to provide the average processing time of each submission of certification under the validation scheme as BD does not keep statistics on the time taken in processing each submission. There is currently no performance pledge or performance target in this respect.

3. Since the implementation of the validation scheme on 2 September 2013, BD has so far been conducting audit check for all submissions of certification under the validation scheme to ascertain their compliance with the relevant statutory requirements and safety standard including strengthening works. As no major irregularities were found, no follow-up enforcement action, prosecution or disciplinary action had been carried out by BD.

   In the light of the newly introduced validation scheme, BD has taken various publicity measures to disseminate relevant information to the public and industry. It is anticipated that the stakeholders would become more familiar with the requirements of the validation scheme and the number of submissions of certification will increase gradually. BD will review the number of submissions of certification received and about 30% of the submissions will be selected for audit checks in 2014-15.

4. In 2014-15, the 31 professional and technical staff in the Signboard Control Unit of BD will be responsible for the validation scheme as part of their overall duties to implement the Signboard Control System. No additional resources and manpower is required for the time being, and BD will keep under review the effectiveness of the validation scheme.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5781)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 342):

1. The Buildings Department commenced a one-year joint operation on 8 April 2013 with the Fire Services Department to inspect the common means of escapes at 6 500 old-style commercial/residential and domestic buildings. Please provide the breakdown of the following information by District Council district and building type:

   i. number of buildings inspected;
   ii. number of buildings not up to standard;
   iii. number of removal orders issued;
   iv. number of cases of outstanding orders relating to failure to improve conditions of building within the specified time;
   v. number of prosecution cases; and
   vi. number of convicted cases.

2. When does the Department expect the inspections of all the 6 500 buildings and all the follow-up actions to be completed?

3. What are the staffing provision and ranks of the staff responsible for the above joint operation? Has the Department assessed whether it would have sufficient manpower to handle the above work and follow-up actions? If there is a shortage of resources, will the Department consider increasing manpower? What is the expenditure involved?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Buildings Department (BD) and the Fire Services Department launched a one-year joint operation in April 2013 to inspect the common means of escape of some 6 500 old-style domestic and composite buildings. Up to February 2014, BD had inspected 6 132 target buildings (TBs), with 138 TBs identified to have fire safety irregularities that warranted priority enforcement actions. The distribution of TBs

inspected, TBs warranting priority enforcement, removal orders issued and outstanding removal orders, on geographical basis, are as follows:

District	TBs inspected*	TBs warranting priority enforcement	Removal orders issued	Outstanding removal orders
Central & Western	766	6	0	0
Eastern	334	7	2	2
Southern	351	0	0	0
Wan Chai	645	8	0	0
Kowloon City	1 141	41	9	8
Kwun Tong	129	2	0	0
Sham Shui Po	797	42	6	4
Yau Tsim Mong	1 054	23	11	10
Wong Tai Sin	134	2	1	1
Islands	52	0	0	0
Kwai Tsing	30	0	0	0
North	195	5	0	0
Sai Kung	45	0	0	0
Sha Tin	52	0	0	0
Tai Po	72	1	0	0
Tsuen Wan	139	1	0	0
Tuen Mun	42	0	0	0
Yuen Long	154	0	0	0
Total	**6 132**	**138**	**29**	**25**

Note:

* BD does not keep separate statistics for different types of TBs.

Up to February 2014, BD had not instigated any prosecution against failure to comply with these removal orders.

2. The joint operation is targeted to be completed by April 2014. TBs warranting priority enforcement under the Buildings Ordinance are being followed up by issuing removal orders. Parallel enforcement action under the Fire Safety (Buildings) Ordinance is also being taken through issuing of fire safety directions (FSDns) to require the carrying out of fire safety improvement works. Up to end February 2014, BD had issued 76 FSDns to the owners of ten TBs warranting priority enforcement. As the inspection on TBs is still ongoing, we cannot assess accurately when all the follow-up action will be completed.

3. Existing resources from the Existing Buildings Divisions and the Mandatory Building Inspection Division were temporarily redeployed to form a dedicated team comprising 14 professional and technical staff in BD to carry out the task. The subsequent enforcement action against TBs with fire safety irregularities will be carried out by the existing resources of 576 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower involved solely for the subsequent enforcement action on those TBs warranting priority enforcement. We will closely monitor the work progress of the operation and the related staffing requirement.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5786)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 343):

1. In respect of the pilot Joint Office of the Buildings Department set up with the Food and Environmental Hygiene Department, please provide the particulars of its work in each of the past three years (i.e. 2011, 2012 and 2013), including:

i. the number of seepage complaints received;

ii. the number of cases handled;

iii. the number of cases involving repeated complaints;

iv. the number of cases with sources of water seepage identified;

v. the number of cases with applications made to the Court for entry warrants to conduct investigation;

vi. the number of cases with applications for entry warrants to conduct investigation granted by the Court;

vii. the number of cases with nuisance notices issued;

viii. the number of cases prosecuted;

ix. the number of cases with nuisance orders issued by the Court; and

x. the number of cases convicted and the amount fined.

2. Over the past three years, how many cases have not yet been processed or have the sources of water seepage yet to be identified for four to six months, seven to nine months, ten to 12 months, or over 12 months after the complaints were filed? What were the reasons for that?

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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15. The relevant statistics on the numbers of reports on water seepage received, reports handled, cases with sources of water seepage identified, nuisance notices issued, numbers of entry warrants and nuisance orders issued by the Court, prosecutions instigated, convictions and the associated penalties in the past three years are tabulated below:

Number of Cases	**2011**	**2012**	**2013**
Reports received [Note 1]	23 660	27 353	28 504
Reports handled	23 210	24 553	24 856
Reports screened out [Note 2]	12 219	13 727	13 062
Cases with source identified	4 199	4 053	4 692
Entry warrants granted by the Court [Note 3]	90	101	64
Nuisance Notices issued [Note 1]	3 064	3 639	4 338
Prosecutions instigated [Note 1]	90	70	96
Nuisance Orders granted by the Court [Note 1]	30	17	41
Convictions	84	52	50
Range of fines	$500-$3,500	$500-$4,500	$100-$3,000

Note 1 As there is a lapse of time between receipt of a report and completion of handling a report, the reports handled in a year do not necessarily correspond to the reports received in that year. Similarly the nuisance notices/orders issued and prosecutions instigated do not necessarily correspond to the reports received in that year. JO does not keep statistics on the number of repeated reports.

Note 2 These are cases which do not fall within the scope of follow-up action under the statutory authority of JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

Note 3 JO does not keep statistics on the number of applications made to the Court for entry warrants.

(2) JO does not keep statistics on the handling time for individual water seepage cases. JO endeavours to handle each water seepage case promptly. Under current procedure, JO staff will contact the informant within six working days upon receipt of a report to arrange for inspection at the affected premises. However, the time required for processing a water seepage case largely depends on the complexity of the case and the extent of co-operation from the parties concerned, in particular the owners and occupants involved. Since the circumstances of individual cases vary, the procedures and time taken for investigation may also differ widely. In relatively straight-forward cases, where the source of water seepage could be identified by JO staff during initial site inspection, the cases can normally be concluded within a short period of inspection. For more complicated cases which may, for instance, involve multiple sources or intermittent water seepage, JO staff will have to conduct different or repeated tests or on-going investigations and monitoring in order to ascertain the cause. Where vacant units or un-cooperative owners/occupants are involved, JO would have to apply to the Court for entry warrants in order to carry out investigations. These cases would take more time.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5787)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 344):

1. How many applications for demolition, as well as redevelopment, alteration and addition works involving graded historic buildings were received by the Buildings Department (BD) in the past two years? How many of them were approved? Please provide a yearly breakdown of such data by grade and application type.

2. Upon receipt of the above applications, when will BD alert relevant departments under the internal monitoring mechanism? Will the processing of such applications be deferred in the meantime?

3. How many graded historic buildings were demolished without the approval of BD in the past two years? Please provide the location and grading of such buildings. In this connection, has the Department taken any enforcement actions accordingly? What are the details?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Buildings Department (BD) does not keep statistics on the number of applications involving demolition, redevelopment and alteration and addition works of graded historic buildings.

2. Upon receipt of an application for the approval of plans involving demolition, redevelopment or alteration or addition works of a graded historic building, BD will refer the plans to the Antiquities and Monument Office for consideration on matters in their areas of concern or under their purview, and will also inform the Commissioner for Heritage's Office. As the processing of application for plan approval is required to be completed within the specified time limits under the Buildings Ordinance, the processing of these applications will not be deferred.

3. BD has not received any report of unauthorised demolition of graded historic buildings in the past two years.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5788)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 345):

1. How many complaints about suspected unauthorised alteration or addition works to graded historic buildings did the Buildings Department receive in each of the past two years? How many of these cases have been confirmed to be in contravention of law after inspection? What are the details of the related enforcement actions?

2. Has the Department conducted regular inspections on privately-owned graded historic buildings to ensure that they have no structural problems resulting from unauthorised addition or alteration to the buildings? What are the indicators for such work? Please provide the number of inspections conducted and contraventions found last year. Will the Department deploy additional resources to conduct such inspections? What are the details?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Buildings Department (BD) has received eight reports about suspected unauthorised alterations or additions to graded historic buildings in the past two years. Subsequent inspections by BD have revealed the existence of unauthorised building works (UBWs) in four cases. The details of the follow-up actions are as follows:

Case No.	UBWs	Follow-up actions
1	One unauthorised signboard	Advisory letter issued. Signboard subsequently removed.
2	Three unauthorised canopies	Removal order issued. Appeal lodged by the owner.
3	One unauthorised yard structure	Advisory letter issued. Removal order to be issued.
4	One unauthorised yard structure	Advisory letter issued. Removal order to be issued.

2. BD carries out inspections in response to reports on UBW from members of the public and the media in respect of all types of private buildings. BD does not have a specific programme of regular inspection of privately-owned graded historic buildings to check for unauthorised addition or alteration.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5789)

Head: (82) Buildings Department

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

Programme: (7) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 346):

1. Since the publication of the new practice notes on fostering a quality and sustainable built environment, what are the respective numbers of buildings where 1 to 3 %, 4 to 6 %, 7 to 9% and 10% of gross floor area (GFA) concessions were granted accordingly?

2. What is the number of buildings whose building height and/or site coverage exceed that permitted under the relevant Outline Zoning Plan as a result of GFA exemptions granted in respect of green features and hence need to make an application to the Town Planning Board for relaxation of the restrictions?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

(1) The Buildings Department (BD) has since 1 April 2011 implemented a package of measures to foster a quality and sustainable built environment. As part of the measures, to contain the effect on building bulk while allowing design flexibility for incorporating desirable green and amenity features as well as non-mandatory or non-essential plant rooms and services, such as balconies, residents' recreational facilities, air-conditioning plant rooms and plant rooms for environmentally friendly systems, an overall cap is imposed on the total amount of gross floor area (GFA) concessions for these features. The cap is set at 10% of the total GFA of a development. BD does not keep statistics on the amount of GFA concessions granted to approved building proposals. The amount of GFA concessions granted to a proposed development may be revised throughout the development process whenever there is a change in the design affecting the concession areas.

(2) There may be situations where GFA exemptions may result in an increase in building height and/or site coverage above that permitted under the relevant Outline Zoning Plan. In such circumstances, BD may invoke section 16(1)(d) of the Buildings Ordinance to disapprove the building plans unless a planning permission for relaxation of these restrictions has been approved by the Town Planning Board (the Board). We do not have statistics on the number of planning applications to the Board for relaxation of height and/or site coverage restriction owing to grant of exemptions for green features by BD.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5790)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 347):

1. Regarding the handling of unauthorised building works (UBWs) cases involving social celebrities' properties, the Buildings Department (BD) has explained to the Office of the Ombudsman the "special procedures" implemented by BD. In this connection, please provide the following information (broken down into five categories, namely (1) the Chief Executive, Secretaries of Bureaux and officials under the accountability system; (2) permanent secretaries and heads of departments; (3) Executive Council members; (4) Legislative Council members; and (5) influential people in the community):

   i. the numbers of complaint cases received;

   ii. the numbers of follow-up cases;

   iii. the numbers of cases with investigations or follow-up actions completed;

   iv. the numbers of cases confirmed not illegal;

   v. the numbers of cases confirmed illegal;

   vi. the numbers of cases with advisory letters issued;

   vii. the numbers of cases with statutory warning notices issued;

   viii. the numbers of cases with statutory removal orders issued;

   ix. the numbers of cases of non-compliance with removal orders for one to three months, four to six months, seven to nine months, ten to twelve months, and twelve months or above after the specified time;

x. the numbers of prosecution cases;

xi. the numbers of conviction cases; and

xii. the expected completion dates for cases handled in accordance with the "special procedures".

2. Regarding the Ombudsman's criticism that BD often delays in handling UBWs cases, has the Department reviewed its staffing provision and related policies and considered increasing its manpower in the coming year to handle the work? If yes, what are the details and estimated additional expenditure? If not, what are the reasons for that?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

(1) In handling unauthorised building works (UBWs), the Buildings Department (BD) has been following the principle of acting in accordance with the law and being impartial to all in taking appropriate actions pursuant to the Buildings Ordinance (BO) and the prevailing enforcement policy. BD will, as a matter of established practice since mid-2011, accord priority to carrying out site inspection for cases reported by members of the public or by the media involving senior Government officials and community celebrities with the objective of ascertaining as soon as possible whether the suspected UBWs exist so as to clear any public concerns (the established practice). After on-site inspection, BD will impartially carry out appropriate enforcement action in accordance with BO and the prevailing enforcement policy against any UBWs found, and will not be particularly stringent or lenient in its enforcement action because the owner is a senior Government official or community celebrity.

Statistics on UBWs cases involving senior Government officials and community celebrities handled by BD in accordance with the established practice as at 15 March 2014 are tabulated below –

Number of Cases		**1**	**2**	**3**	**4**	**5**	**Total**
		CE/Secretaries of Bureaux/ Officials under accountability system	**Permanent Secretaries and Heads of Departments**	**Executive Council members**	**Legislative Council members**	**Influential people in the community**	
i	Reports received	15	2	6	25	1	46(1)
ii	Reports handled	15	2	6	25	1	46(1)
iii	Cases with investigations completed	15	2	6	25	1	46(1)

Number of Cases			1	2	3	4	5	Total
			CE/Secretaries of Bureaux/ Officials under accountability system	**Permanent Secretaries and Heads of Departments**	**Executive Council members**	**Legislative Council members**	**Influential people in the community**	
Breakdown on item i above:-								
iv	Cases where the reported UBWs were not found during BD's inspection		3	1	0	4 [(2)]	0	8
	Cases where the owner of the property or the director of the company owning the property were subsequently found not to be the senior Government official or community celebrity concerned		3	0	1	12 [(2)]	0	15[(3)]
v	Cases where the owner of the property or the director of the company owning the property were confirmed to be the senior Government official or community celebrity concerned and the reported UBWs were ascertained to exist after BD's inspection		9	1	5	11	1	25[(4)]
Details on item v above:-								
vi	Cases with advisory letters issued		7	1	4	7	1	20[(5)]
vii	Cases with statutory warning notices issued		2	0	0	2	0	4
viii	Cases with statutory removal orders issued		1	0	2	4	1	8
ix	Non-compliance since the expiry of statutory removal orders	(1-3 months)	0	0	0	0	0	0
		(4-6 months)	0	0	0	0	0	0
		(7-9 months)	0	0	0	1[(6)]	0	1
		(10-12 months)	0	0	0	0	0	0
		(12 months or above)	0	0	1[(7)]	0	1[(6)]	2
x	Prosecutions		0	0	0	0	0	0
xi	Convictions		0	0	0	0	0	0

Remarks :-

(1) 3 community celebrities are/were both Executive Council and Legislative Council members. Hence, the actual no. of cases is 46 (i.e. 49 - 3).

(2) In 2 cases, the owner of the property or the director of the company owning the property was subsequently found not to be the senior Government official or community celebrity concerned and the reported UBWs were not found during BD's inspection.

(3) 1 community celebrity is/was both Executive Council and Legislative Council member. Hence, the actual no. of cases is 15 (i.e. 16 - 1).

(4) 2 community celebrities are/were both Executive Council and Legislative Council members. Hence, the actual no. of cases is 25 (i.e. 27 - 2).

(5) Under the established procedures, if there are actionable UBWs after inspection, BD will issue an advisory letter to the owner advising him to rectify the irregularities as soon as possible. In a few cases, no advisory letter was issued as, shortly after BD's inspection, the owner had appointed an authorised person to co-ordinate the rectification works. In one case, the subject building was included in a large-scale operation of BD and, in accordance with the established procedures, a statutory order was issued upfront without the issue of an advisory letter.

(6) The relevant owner has made an appeal to the Appeal Tribunal under the Buildings Ordinance and the appeal proceedings are in progress.

(7) Removal works is in progress.

Among the 25 cases where the owner of the property or the director of the company owning the property was confirmed to be the senior Government official or community celebrity concerned and the reported UBWs were ascertained to exist after BD's inspection (i.e. item v in the table above), in 16 cases the UBWs concerned have been removed, while the remaining nine cases are at various stages of follow-up.

(2) The Government attaches great importance to building safety in Hong Kong. Based on the premise of effective use of resources, BD will ensure building and public safety by adopting a risk-management principle in setting its enforcement priorities.

BD is committed to implementing a series of improvement measures to enhance efficiency, including adjusting work priorities and streamlining work procedures. In addition, 215 new posts will be created in BD in 2014-15, of which 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be engaged for enhancing the Department's building safety and maintenance enforcement programme, including handling of UBWs cases. Additional resources will also be provided in 2014 for forming dedicated backlog clearance teams in order to clear the outstanding orders in a systematic manner.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5791)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 348):

1. What was the amount of resources the Buildings Department (BD) spent last year to complete the inspections of all the target buildings associated with sub-divided flats as listed under the Indicators? How many sub-divided flats with irregularities were discovered by BD in residential buildings and industrial buildings respectively? What were the numbers of those issued with statutory removal orders or resulted in legal actions? Please provide the details broken down by the District Council districts as well as the number of sub-divided flats with irregularities yet to be rectified up to now.

2. Since the commencement of the special operation by BD on sub-divided cubicles, how many residential or industrial buildings have been inspected in each of the 18 districts so far? In how many of these buildings did BD succeed in gaining access to the premises? How many times has BD applied for court warrants or invoked the power under the Buildings Ordinance to break into private flats for inspection of irregularities of sub-dividing works? Please provide the details.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Buildings Department (BD) has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with sub-divided flats (SDFs) since 2011. LSOs on SDFs in the past three years covered a total of 785 target buildings (TBs), including 60 industrial buildings. LSOs on SDFs in 2013 was 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 BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the resources involved solely for handling LSO on SDFs.

Up to February 2014, 637 domestic/composite TBs had been inspected by BD, with 3 884 SDFs identified. As follow-up, 1 421 removal orders had been issued, with 394 orders already complied with. In addition, LSOs for 2012 and 2013 had included 30 industrial buildings per year. All of these 60 industrial buildings had been inspected and 34 domestic SDFs had been identified. As follow-up, 53 removal or discontinuation orders had been issued, with 21 orders already complied with. Up to February 2014, 226 prosecutions had been instigated against failure to comply with the removal or discontinuation orders issued under LSOs.

We have not kept, on geographical basis, statistics on the number of buildings or units inspected and the compliance of removal or discontinuation orders issued. The distribution of TBs and the removal or discontinuation orders issued under LSOs on SDFs, on geographical basis, are as follows:

District	**No. of TBs**		**No. of Removal/ Discontinuation Orders Issued**
	Domestic/ Composite	**Industrial**	
Central and Western	57	0	29
Wan Chai	41	0	16
Eastern	51	2	77
Southern	12	2	2
Wong Tai Sin	3	8	3
Kwun Tong	17	9	51
Yau Tsim Mong	203	11	466
Sham Shui Po	183	2	624
Kowloon City	73	5	133
North	10	0	1
Sha Tin	9	3	21
Tai Po	9	0	0
Tsuen Wan	21	3	28
Tuen Mun	4	5	7
Yuen Long	25	0	6
Kwai Tsing	7	10	10
Total	**725**	**60**	**1 474***

Note:

* Of the 1 474 removal or discontinuation orders issued, 415 orders had been complied with.

Up to February 2014, 697 TBs had been inspected by BD, with 3 918 SDFs identified and 3 126 SDFs entered for detailed inspection. BD had invoked section 22 of the Buildings Ordinance (BO) (Cap. 123) to apply to the Court for warrant to effect entry to seven SDFs for inspection under LSOs. The powers under section 22 of the BO were invoked only when BD staff had failed to gain access to the premises concerned after repeated attempts.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5792)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 349):

1. How many submissions on sub-divided flats has the Department received in total since the amendment of the Building (Minor Works) Regulation came into effect in October 2012?

2. Has the Department conducted inspections or audit checks on the flats related to the submissions? What percentages do they account for and what are the selection criteria for the audit check? What is the number of cases found to have irregularities during the audit checks?

3. Has the Department followed up or instigated prosecutions against cases with irregularities? What are the details?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. Since the Building (Minor Works) (Amendment) Regulation 2012 ("the Regulation") came into effect in October 2012, 2 489 minor works submissions related to the new items of works commonly associated with the sub-division of flats had been received by the Buildings Department (BD) up to 31 December 2013.

2. Out of these 2 489 minor works submissions, 53 submissions (about 2%) had been selected randomly for audit check irrespective of their classes or types of minor works. Minor irregularities including non-compliance of administrative procedures and requirements, such as inadequate information in the submissions, were found in 26 audit cases which were returned to the prescribed building professionals and/or prescribed registered contractors for necessary amendments.

3. Among the audit cases processed, no major irregularities were found warranting follow-up enforcement action or prosecution by BD.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5793)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 350):

1. Regarding repair orders issued in connection with maintenance of private slopes, how many of them involved appointing consultants or contractors on behalf of the owners by the Department in each of the past three years (i.e. 2011, 2012 and 2013)? What was the annual expenditure involved? Did the Department succeed in recovering the full cost from the owners concerned in all these cases? If not, what is the progress?

2. Still on the above matter, have any consultants or contractors been barred from appointment or removed from the tender list due to unsatisfactory performance? What are the details?

3. At present, how many dangerous hillside orders (DHOs) have not yet been complied with (or the required repair has not yet been completed) for one to three years, four to six years, seven to nine years, and ten years or above after the specified time?

4. Does the Government have any plans to review the staffing provision 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 not, what are the reasons?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The primary responsibility to upkeep the stability of private slopes rests with the owners of the slopes who 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, BD will take action to demand compliance by the owners themselves. Where a DHO has not been complied with after the specified period, BD will issue reminders and, if necessary, warning letters to the owners to urge them to comply with the order 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. 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 2011, 2012 and 2013, BD appointed its consultants and contractors to carry out the required slope investigation and repair works in the owners' default in respect of nine, 15, and 16 DHOs respectively.

In the past three years, the expenditures and costs recovered in relation to the carrying out of slope investigation and repair works in the owners' default are as follows:

	Amount paid to consultants/ contractors (HK$)	**Amount recovered from owners (HK$)***
2011-12	5.4 million	5.9 million
2012-13	4.3 million	1.5 million
2013-14 (up to December 2013)	5.6 million	3.4 million

Note:

* As payments have to be made to the consultants/contractors at various stages of work and BD will only pursue the cost recovery actions under the Buildings Ordinance upon completion of the slope investigation/repair works, there is a lapse of time between the disbursements and costs recovered.

2. In the past three financial years, no consultant or contractor has been barred from re-appointment due to poor performance.

3. As at 28 February 2014, 728 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	151
1 to 3	264
4 to 6	152

Number of years lapsed	Number of DHOs
7 to 9	87
10 or above	74
Total	**728**

4. The enforcement tasks on the safety of private slopes are carried out by the existing manpower of 52 professional and technical staff of the Slope Safety Section of BD. They will continue to be deployed in 2014-15 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 related staffing requirement.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5794)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 351):

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 in each of the past three years?

2. How many repair orders or removal orders have not yet been complied with after the specified time and remain outstanding? Please list, according to the nature of the orders, the respective numbers of statutory orders not yet complied with for one to three years, four to six years, seven to nine years, and ten years or above after the specified time.

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 owners' corporations/management companies of the buildings in cases where the signboard owners cannot be identified) to demand voluntary removal of the signboards. If dangerous or abandoned signboards have not been removed or repaired after a specified period, 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 DSRNs have not been complied with after the expiry of DSRNs, 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.

Most of the dangerous or abandoned signboards identified were removed voluntarily by the signboard owners concerned upon verbal advice of BD or receipt of advisory letters from BD. In the past three years, the number of DSRNs issued is tabulated below:

Year	**No. of DSRNs issued**
2011-12	249
2012-13	259
2013-14 (up to 15.3.2014)	321
Total	**829**

2. Up to March 2014, there are 140 outstanding DSRNs which have yet been complied with. They have been outstanding for one to three years.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5801)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question(Member Question No. 352):

1. What was the total amount of resources used by the Department in the past year for the inspection of buildings in the urban areas for unauthorised building works (UBWs)? What was the number of statutory orders issued as a result of inspections initiated by the Department? How many cases incurred prosecution for non-compliance with the orders? What was the number of convicted cases?

2. How many removal orders against UBWs in buildings in the urban areas have not yet been complied with after the specified time? Please provide the numbers of statutory orders not yet complied with for one to three years, four to six years, seven to nine years, and ten years or above after the specified time.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The enforcement action against unauthorised building works (UBWs) in the whole territory is carried out by the existing resources of 576 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the Buildings Department (BD) as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the resources involved solely for the inspection of buildings in the urban areas for UBWs.

   In 2013, the number of removal orders issued, prosecutions instigated for non-compliance of removal orders and convicted cases in the whole territory are as follows:

No. of removal orders issued against UBWs	No. of prosecutions instigated	No. of cases convicted *
12 005	2 513	1 984

Note:

* As there is a lapse of time between the serving of summonses and adjudications by the Court, the convictions in 2013 may not necessarily arise from prosecutions instigated in that year.

We do not keep separate statistics on the enforcement action against UBWs in buildings in the urban areas.

2. As at the end of 2013, there were about 68 000 outstanding removal orders issued against UBWs in the whole territory. The distribution of these outstanding orders, according to the year of issue, is as follows:

Year of Issue	No. of Outstanding Orders
2004 and before	1 100
2005-2007	7 900
2008-2010	31 300
2011-2013	27 700
Total	**68 000**

We do not keep separate statistics on the number of outstanding removal orders issued against UBWs in buildings in the urban areas.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5802)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 353):

1. As regards making permanent the operation of the Joint Office (JO) with the Food and Environmental Hygiene Department to handle water seepage complaints, what are the office organisation, manpower, ranks and grades of staff, ranks of immediate supervisors and estimated expenditure broken down by year?

2. At what time this year will the arrangement of making permanent the operation commence?

3. What equipment or instruments for tests to identify the sources of water seepage does JO possess? After its operation is made permanent, will JO consider upgrading its instruments or bringing in advanced instruments to enhance the efficiency and successful rate in handling water seepage complaints? What are the details of the estimated expenditure?

Asked by: Hon. CHAN Ka-lok, Kenneth

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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15. Our reply to the questions is set out below.

(1) The Government has completed a review on the organisation and operation of JO. In addition to making JO permanent, the review concluded that JO should maintain the present organisation and operation in its future delivery of services, and further enhanced measures should be implemented to improve operation of JO. In 2014-15,

the operation of JO will involve the provision of 64 professional and technical staff from BD and 219 investigation staff from FEHD. The staff from BD includes 14 civil service staff and 50 non-civil service contract (NCSC) staff comprising two Senior Professional Officers, ten Professional Officers, 38 Building Safety Officers, seven Survey Officers and seven Technical Officers. The staff from FEHD include 113 civil service staff comprising 15 Senior Health Inspectors and 98 Health Inspectors, and 106 NCSC staff who are all Environmental Nuisance Investigators. The estimated expenditure for staffing provision and departmental expenses for BD, and for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases are about $29 million and $24 million respectively. The estimated direct expenditure incurred by FEHD is about $73 million.

(2) JO will be made permanent commencing from April 2014.

(3) There are many different causes of water seepage in buildings. Having regard to the circumstances of individual cases, JO will adopt appropriate non-destructive tests to ascertain the source of water seepage, including a series of moisture level measurements, colour water test at drainage outlets, ponding test for floor slabs, water spray test for walls and reversible pressure test for water supply pipes, etc., which are widely adopted and generally recognised to be direct and effective means of investigating the source of water seepage. Apart from visual inspection, JO staff will, as appropriate, conduct various kinds of investigations and tests with the aid of different equipment, such as moisture meter, ultraviolet torch and fluorescence-enhancing glasses. If necessary, JO staff will collect plaster or seepage samples at the seepage spots for analysis by the Government Laboratory. JO endeavours to keep abreast with the latest technological developments and is working with the Hong Kong Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the capability of JO in handling reports on water seepage. JO is also making preparation for commissioning a consultancy study on the latest technological methods for identifying the sources of water seepage in buildings. The consultancy fee is estimated to be about $3.0 million.

Reply Serial No.

DEVB(PL)322

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5803)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 354):

1. The Buildings Department will commence a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. What are the particulars of the work, including details such as work schedules, the estimated consultancy fee and the scope of the study?

2. By what percentage does the Department expect the successful rate of identifying the sources of water seepage to rise as a result of the findings of this study?

Asked by: Hon. CHAN Ka-lok, Kenneth

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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15. Our reply to the questions is set out below.

(1) In 2014-15, JO will commence a consultancy study on the latest technological methods for identifying the sources of water seepage in buildings. The study aims to keep abreast with the latest technological development in the field of water seepage investigation that is already available in the market. The consultancy fee is estimated to be about $3.0 million. The study is expected to commence in the third quarter of 2014-15 and will take about 18 months to complete.

(2) As the consultancy study has not yet commenced, we are not able to assess the degree of enhancement of JO's capability in handling reports on water seepage cases at this stage.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5804)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 355):

What is the progress of the consultancy study on the structural use of glass in buildings? When is the study expected to be completed? What is the estimated expenditure of the entire project? In what form will the study report be released?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Buildings Department (BD) has commissioned a consultancy study to develop a set of standards for the structural use of glass in buildings and to prepare a draft code of practice (CoP) for use by building professionals. The consultancy study is steered by a committee under BD with members comprising representatives from professional institutions, associations of the building industry, academia as well as relevant government departments. The study commenced in October 2012 and the draft CoP is expected to be ready for consultation with stakeholders of the building industry in the second half of 2014. The finalised CoP will then be promulgated and uploaded to the website of BD. The contract sum for the consultancy study is $1.28 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5805)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 356):

1. The Buildings Department will commence preparation for implementing a product certification system for materials used in private building developments. What are the work schedule and estimated expenditure?

2. When does the Department expect to launch or implement the certification system officially?

3. Will the Department incorporate this certification system into the green building certification mechanism in the long term?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

(1) & (2)

The Buildings Department (BD) will commence preparation for implementing a product certification system for materials used in private building developments in 2014. BD has selected two common building products including 'fire door and fire partitions' and 'aluminum windows'. BD is currently considering whether the product certification system should be implemented by acknowledging acceptance of certain existing schemes after necessary amendments to ensure their technical requirements and standards comply with the building safety and health standards under the Buildings Ordinance (BO), or by BD developing a new scheme on its own. BD will consult building stakeholders and the organisations that are operating the existing schemes, and plans to implement the system for the selected building products in 2015.

The research work will be carried out by the existing resources of seven professional and technical staff of the Research and Development Unit of BD as part of their overall duties on research and development of building technologies for compliance with BO. The administrative work on acceptance of product certificates under the system will be handled mainly by the 180 professional and technical staff of the two New Buildings Divisions of BD 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 expenditure involved solely with the development and implementation of the product certification system.

(3)

BD does not operate any green building certification scheme which is of different nature and for a different purpose from a product certification system. A green building certification scheme assesses the environmental performance of buildings having regard to various factors such as energy use, water consumption and indoor air quality. On the other hand, product certification is to ensure a higher level of quality assurance of construction materials through upstream control of factory production and subsequent monitoring by means of regular factory surveillance as well as periodic random sampling and testing of products. Acceptance of building products used in a building development project under a product certification system will be an alternative to the present practice of accepting products that have been tested and assessed by accredited laboratories and certified by the authorised person of the project. A product certification system will enable building owners, building professionals and contractors to select building products with certificates for use in their private building developments with better quality control. BD will review the effectiveness of the product certification system after implementation.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5806)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Buildings Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 357):

What were the numbers of unauthorised building works cases where encumbrances were imposed in each of the past three years for non-compliance with removal orders?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

In 2011, 2012 and 2013, the Buildings Department (BD) has issued 9 176, 12 292 and 12 005 removal orders against unauthorised building works respectively.

In general, removal orders issued will be registered in the Land Registry (LR) as an encumbrance to property title. BD does not keep statistics on the number of removal orders that have been registered in LR.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4831)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 235):

Has the Government conducted any large scale inspection on sub-divided flats (SDFs) (commonly known as "sub-divided cubicles") over the past five years? If yes, what were the number of inspections and the results? Please list the respective numbers of unauthorised SDFs (including those connected with "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:

The Buildings Department (BD) has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with sub-divided flats (SDFs) since 2011. LSOs on SDFs for the past three years covered a total of 785 target buildings, including 60 industrial buildings. Up to February 2014, 697 target buildings have been inspected, with 3 918 SDFs identified. As follow-up, 1 474 removal or discontinuation orders have been issued, with 415 orders already complied with.

Apart from conducting LSOs on SDFs, BD also investigates reports on SDFs from members of the public and other government departments. In the past five years, BD has attended to about 21 900 reports on SDFs and issued 349 removal orders against irregularities of building works associated with the reported SDFs. A total of 99 removal orders have been complied with.

In the past five years, 250 prosecutions have been instigated against failure to comply with the removal orders issued in relation to SDFs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4832)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 237):

In view of the serious problems currently posed by sub-divided flats (SDFs), will the Administration advise this Committee of the number of SDFs with irregularities not yet rectified in the past five years, and the number of SDFs issued with warning notices or removal orders but have yet to rectify their irregularities?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

In the past five years, the Buildings Department (BD) has attended to about 21 900 reports on sub-divided flats (SDFs) from members of the public and other government departments, with 349 removal orders issued against the irregularities of building works associated with SDFs and a total of 99 orders having already been complied with.

Apart from responding to reports on SDFs, BD has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with SDFs since 2011. LSOs on SDFs for the past three years covered a total of 785 target buildings, including 60 industrial buildings. Up to February 2014, 697 target buildings have been inspected, with 3 918 SDFs identified. As follow-up, 1 474 removal or discontinuation orders have been issued, with 415 orders already complied with.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5453)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 178):

Regarding unauthorised building works in New Territories exempted houses (NTEHs), please advise this Committee:

1. of the way the Administration processes the 18 034 reporting forms received under the Reporting Scheme for unauthorised building works (UBWs) in NTEHs; of the time estimated for processing all the forms, and the estimated manpower and expenditure required each year;

2. given that 328 removal orders were issued for UBWs in NTEHs in the financial year of 2013-14, of the number of the UBWs finally removed, the number of cases prosecuted, and the expenditure involved; of the estimated additional manpower and expenditure required if all the UBWs related to the removal orders issued in any one year is to be removed within that year; and

3. of the Administration's action on the 8 927 NTEHs identified as the First Round Targets; of the expected time of completion, and the manpower and expenditure involved each year.

Asked by: Hon. HO Sau-lan, Cyd

Reply:

On 1 April 2012, the Buildings Department (BD) established a dedicated Village Houses Section (VHS) 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. Our reply to the questions is set out below.

1. The 18 034 reporting forms are being processed by the outsourced consultants commissioned by BD for verifying the information provided in the reporting forms, auditing the information of UBWs on site, catergorising the reported UBWs and entering the relevant data into BD's computerised information system. BD aims at completing the processing of the reporting forms in mid-2014. BD will then analyse the data and formulate a follow-up plan for progressive enforcement.

   In 2012-13 and 2013-14, the expenditure for VHS was about $22 million and $31 million respectively; and that for hiring consultancy services for LSO to identify First Round Targets and the Reporting Scheme was about $2.2 million and $7.4 million respectively. In 2014-15, BD will continue to implement the enhanced enforcement strategy against UBWs in NTEHs using the existing manpower of VHS. The estimated expenditure for VHS is about $30 million, and that for hiring consultancy services for LSO to identify First Round Targets and the Reporting Scheme is about $5.6 million. Since the administration of the Reporting Scheme is part of the overall responsibility of VHS which undertakes the full range of work in relation to the enhanced enforcement strategy against UBWs in NTEHs, BD is unable to provide a breakdown of the manpower and expenditure involved solely for processing the reporting forms.

2. Of the 328 removal orders against UBWs in NTEHs issued in 2013, 20 orders have been discharged. BD instigated eight prosecutions against the owners who failed to comply with the removal orders. The follow-up to the compliance with removal orders is part of the overall responsibility of VHS which undertakes the full range of work in relation to the enhanced enforcement strategy against UBWs in NTEHs. BD is unable to provide a breakdown of the manpower and expenditure involved solely for enforcing the removal orders.

   The time required for enforcing a removal order may be affected by a number of factors such as filing of appeal against the removal order, request for extension of time for compliance, practical difficulties encountered in complying with the removal order, the time taken for legal proceedings, etc. Given the varied circumstances of individual cases, it is not pragmatic to set a target for clearing all UBWs within the same year as the issue of the respective removal orders. The enhanced enforcement strategy against UBWs in NTEHs implemented since 1 April 2012 has been running smoothly and effectively. There is currently no plan to increase the manpower for the above enhanced enforcement strategy.

3. Out of the 8 927 NTEHs inspected in LSO in 2013, BD has identified about 1 000 cases for investigation of First Round Targets. Detailed surveys will be conducted for verifying the nature of UBWs before removal orders are issued to the owners of NTEHs concerned, and the process will take some time. Up to 28 February 2014, 84 removal orders were issued against the confirmed First Round Targets. Since LSO to identify First Round Targets is part of the overall responsibility of VHS which undertakes the full range of work in relation to the enhanced enforcement strategy against UBWs in NTEHs, BD is unable to provide a breakdown of the manpower and expenditure involved solely for LSO to identify First Round Targets.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4258)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 60):

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

(1) the following annual statistics of the JO since its establishment:

Number of water seepage reports received

District Council	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Central and Western								
Wan Chai								
Southern								
Eastern								
Kwun Tong								
Wong Tai Sin								
Islands								
Yuen Long								
North								
Shatin								
Sai Kung								
Tai Po								
Kowloon City								
Sham Shui Po								
Yau Tsim Mong								
Kwai Tsing								
Tsuen Wan								
Tuen Mun								

Total								

Number of water seepage reports handled

District Council	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Central and Western								
Wan Chai								
Southern								
Eastern								
Kwun Tong								
Wong Tai Sin								
Islands								
Yuen Long								
North								
Shatin								
Sai Kung								
Tai Po								
Kowloon City								
Sham Shui Po								
Yau Tsim Mong								
Kwai Tsing								
Tsuen Wan								
Tuen Mun								
Total								

Number of cases with the source of seepage identified

	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Number of cases with the source of seepage identified								

Number of entry warrants granted by the court

	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Number of entry warrants granted by the court								

(2) the details of the staffing provision, duties and operational expenses of the JO up to 2013-14;

(3) the details of improvement measures adopted in response to the enquiries and recommendations for improvement by the Ombudsman, and the assessment of the results achieved so far;

(4) the changes in the estimated staffing provision and operational expenses compared to 2013-14 following the Administration's decision to make permanent the operation of the JO established with the FEHD as stated in the Programme; and

(5) the partner organisations, estimated expenditure and timetable in relation to the consultancy study on the methods of conducting water seepage tests to be commenced by the JO in 2014-15.

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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15. Our reply to the questions is set out below.

(1) The numbers of water seepage reports received and handled by JO in the past eight years, broken down by the 18 District Council districts, are tabulated below:

Number of water seepage reports received								
District Council	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Central & Western	448	803	1 085	1 014	1 338	1 177	1 213	1 253
Wanchai	826	857	1 071	874	908	835	910	987
Southern	281	662	924	905	1 132	958	1 138	1 093
Eastern	2 311	2 229	2 555	2 761	3 169	2 948	3 315	3 469
Kwun Tong	1 048	1 250	1 309	1 494	1 675	1 867	2 161	2 123
Wong Tai Sin	275	585	672	763	980	894	1 125	1 224
Islands	50	115	185	103	121	94	127	135
Yuen Long	186	404	519	509	613	612	674	689
North	196	391	444	564	663	517	675	670
Shatin	503	1 144	1 406	1 509	2 003	1 796	1 985	2 204
Sai Kung	144	344	520	518	695	757	977	1 135
Tai Po	186	476	594	626	752	648	826	854
Kowloon City	2 048	1 974	2 641	2 637	3 116	2 380	2 798	2 849
Sham Shui Po	1 298	1 512	1 754	1 640	1 826	1 516	1 771	1 824
Yau Tsim Mong	1 485	1 806	2 249	2 298	2 441	2 354	2 492	2 457
Kwai Tsing	344	687	996	930	1 188	1 370	1 656	1 714
Tsuen Wan	543	1 033	1 306	1 093	1 330	1 234	1 531	1 662
Tuen Mun	561	1 135	1 487	1 531	1 767	1 703	1 979	2 162
Total	**12 733**	**17 405**	**21 717**	**21 769**	**25 717**	**23 660**	**27 353**	**28 504**

Number of water seepage reports handled [Note 1]								
District Council	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Central & Western	233	568	736	952	1 109	929	1 257	1 186
Wanchai	450	816	723	876	819	701	901	974
Southern	79	285	512	781	844	1 113	943	664
Eastern	1 301	1 623	1 501	2 496	3 912	3 273	2 974	3 556
Kwun Tong	590	885	959	1 204	1 660	2 030	1 962	2 179
Wong Tai Sin	75	259	351	358	419	700	670	698
Islands	30	95	144	108	95	45	48	128
Yuen Long	53	367	504	499	426	463	777	428
North	62	321	356	366	469	901	613	602
Shatin	144	700	934	962	1 490	1 586	1 437	1 089
Sai Kung	47	243	644	498	668	677	833	1 162
Tai Po	65	225	348	674	635	688	968	889
Kowloon City	1 468	2 039	2 354	2 346	2 892	2 580	2 653	2 709
Sham Shui Po	1 192	1 319	1 666	1 420	1 704	1 543	2 076	1 688
Yau Tsim Mong	782	1 438	1 931	1 805	1 853	2 050	2 729	2 469
Kwai Tsing	214	598	714	654	1 148	1 512	1 012	1 116
Tsuen Wan	246	807	1 159	685	939	608	814	1 229
Tuen Mun	263	787	1 172	1 553	1 889	1 811	1 886	2 090
Total	**7 294**	**13 375**	**16 708**	**18 237**	**22 971**	**23 210**	**24 553**	**24 856**

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 relevant statistics on the numbers of water seepage reports received, reports handled, cases with the source of water seepage identified by JO and cases in which the source of water seepage could not be identified and investigation terminated in the past eight years are tabulated below:

	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Number of reports received [Note 2]	12 733	17 405	21 717	21 769	25 717	23 660	27 353	28 504
Number of reports handled	7 294	13 375	16 708	18 237	22 971	23 210	24 553	24 856
• Cases screened out [Note 3]	3 952	6 350	7 144	8 115	11 051	12 219	13 727	13 062
• Cases with investigations concluded	3 342	7 025	9 564	10 122	11 920	10 991	10 826	11 794
- Seepage ceased during investigation	1 430	3 452	4 102	3 876	4 861	4 703	4 810	4 766
- Source of water seepage identified	1 881	3 246	4 476	4 813	4 737	4 199	4 053	4 692

- Source of water seepage could not be identified and investigation terminated	31	327	986	1 433	2 322	2 089	1 963	2 336

Note 2 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 3 These are cases which do not fall within the scope of follow-up action under the statutory authority of JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

The numbers of entry warrants granted by the Court in the past eight years are as follows:

	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Number of entry warrants granted by the Court	15	18	70	120	136	90	101	64

(2) In 2013-14, the operation of JO involved the provision of 64 professional and technical staff from BD. The expenditure for staff and departmental expenses was about $23 million, and for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases was about $24 million.

(3) In response to the recommendations for improvement by the Ombudsman in 2008, 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 Ordinance and enhancing information management. Moreover, the Government has completed a review on the organisation and operation of JO. In addition to making JO permanent, the review concluded that JO should maintain the present organisation and operation in its future delivery of services, and further enhanced measures should be implemented to improve operation of JO. In this connection, JO has launched two performance pledges in connection with water seepage investigation and enforcement action against those cases with confirmed source of water seepage constituting health nuisance.

(4) The operation of JO will be made permanent in 2014-15. The estimated expenditure for staffing provision and departmental expenses for BD is about $29 million. Of the current non-civil service contract positions from BD in JO, 17 will be converted to civil service posts in 2014-15. Provision of an estimated expenditure of about $24 million will be earmarked in 2014-15 for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases. BD will continue to keep in view the manpower requirement for JO.

(5) In 2014-15, JO will commence a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. The consultancy fee is estimated to be about $3.0 million. The study is expected to commence in the third quarter of 2014-15 and will take about 18 months to complete.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5464)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 64):

The Administration stated that as the workload associated with the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme was exceptional, with the number of household units substantially increased, resources would be redeployed to clear the backlog of a large number of buildings targeted in 2013 but not yet been served with inspection notices. As such, the numbers of buildings targeted for prescribed building and window inspections in 2014 will be slashed from 2 000 and 5 800 respectively to 1 000 per year uniformly. Will the Administration advise this Committee:

(1) of the assessed changes in the expenditure and manpower involved before and after the targets were lowered; and

(2) whether it has considered increasing manpower to cope with the increased workload instead of making a substantiate adjustment to the targets, which would affect the occupants; if yes, of the number of additional staff and expenditure to be increased; if not, the reasons for that?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) were fully implemented on 30 June 2012. The original target was to select about 2 000 and 5 800 target buildings each year for implementation of MBIS and MWIS respectively. The estimated numbers of statutory notices to be issued in 2013 under the two schemes were 49 000 and 350 000 respectively. The planned progress was not achieved due to the exceptionally heavy workload associated with the implementation of the schemes and substantial efforts spent to attend to an overwhelming volume of public enquiries and requests for on-site briefing sessions from building owners and stakeholders at the initial stage of implementation. Having regard to the present progress and the general views in the community that the pace of implementation of the two schemes should be slowed down to give building owners more time to understand the new requirements and get prepared, the Buildings Department (BD) will adjust downwards the number of target buildings to be

newly selected in 2014 to 1 000 for both schemes. Taking into account backlog cases and buildings to be newly selected, BD plans to issue statutory notices to about 1 800 and 3 300 target buildings in 2014 for implementation of MBIS and MWIS respectively (i.e. 1 800 buildings for implementation of MBIS and MWIS concurrently, and another 1 500 buildings for implementation of MWIS only). BD will review the progress and implementation details of the two schemes from time to time in the light of experience gained and feedback from stakeholders and the community.

The implementation of MBIS and MWIS is carried out by the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement the Department's building safety and maintenance enforcement programme. In 2014-15, 193 new non-directorate civil service posts, including those converted from existing non-civil service contract positions, will be assigned for enhancing various building safety and maintenance enforcement programmes including MBIS and MWIS. We are not able to provide a breakdown of the manpower or expenditure involved solely for the implementation of the two schemes. Apart from the provision of manpower resources, BD will continue to streamline operational procedures to improve efficiency and re-prioritise its work with a view to clearing the backlog as soon as possible.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5465)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 65):

Regarding the buildings targeted for rectification of irregularities associated with sub-divided flats including those for domestic use in industrial buildings, will the Administration advise this Committee:

a) whether assessment has been made on the number of such buildings still found in the territory; and

b) of the respective numbers of domestic and industrial buildings among the target buildings selected since the operation commenced?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

a) As the Building Department (BD) has not conducted any territory-wide survey on SDFs, we do not have statistics on the number of buildings with irregularities of building works associated with sub-divided flats (SDFs) in Hong Kong.

b) BD has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with SDFs since 2011. LSOs on SDFs for the past three years covered a total of 785 target buildings, comprising 725 domestic or composite buildings and 60 industrial buildings.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5467)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 66):

Regarding the Comprehensive Building Safety Improvement Loan Scheme, it is anticipated that the increasing trend in the number of loan applications processed and approved will continue in the coming year, and the total amount of loans committed will thereby increase. According to the Administration, it is related to the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS). In this connection, will the Administration advise this Committee:

1. of the number of applications related to the MBIS and the MWIS among the loan applications processed;

2. of the average loan amount of the applications approved; and

3. as it is anticipated that the increasing trend in the number of applications will continue, whether the Administration has considered increasing its manpower to cope with the additional workload in order to speed up the implementation of the MBIS and the MWIS; if yes, of the details of the additional manpower; if not, the reasons for that?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

1. The Comprehensive Building Safety Improvement Loan Scheme, administered by the Buildings Department (BD), accepts applications from owners of private buildings for carrying out building repair or improvement works, which may be carried out voluntarily or for compliance with statutory orders or notices. The loan applicant is not required to state whether the works are to be carried out voluntarily or subject to a statutory order or notice in the loan application form. Therefore, BD has no information on whether the loan application is related to MBIS and MWIS.

2. The average amount of loan approved in 2013 was about $66,000 per application.

3. The processing of loan applications in 2014-15 will continue to be handled by the existing manpower of the Building Safety Loan Scheme (BSLS) Unit of BD. As the existing manpower of BSLS Unit should be able to cope with the expected increase in demand, no additional manpower will be deployed to the Unit for the work in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5469)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 67):

With regard to the sub-divided flats (SDFs) inspected, will the Administration advise this Committee:

a) of the number of SDFs with irregularities of building works and the major types of irregularities found among the SDFs inspected in 2012 and 2013;

b) of the annual number of SDFs with irregularities found but not yet rectified since the special operation for inspecting SDFs commenced;

c) of the expenditure and manpower involved in the operation for inspecting SDFs; and

d) whether it has considered increasing manpower to speed up the rectification of irregularities of SDFs; if yes, of the details; if not, the reasons for that?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

a) The Buildings Department (BD) has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with sub-divided flats (SDFs) since 2011. LSOs on SDFs for 2012 and 2013 covered a total of 669 target buildings (TBs), including 60 industrial buildings. Up to end of February 2014, 581 TBs had been inspected, with 3 159 SDFs identified. As follow-up, 1 077 removal or discontinuation orders had been issued.

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 fire escape routes, the erection 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 result in overloading of the floor slabs.

b) The numbers of removal or discontinuation orders issued and complied with under LSOs on SDFs in 2011 to 2013 are as below:

Year	**No. of Removal or Discontinuation Orders Issued under the LSOs on SDFs**	**No. of Removal or Discontinuation Orders Complied with***
2011	99	12
2012	1 000	82
2013	374	217
Total	**1 473**	**311**

Note:

* The removal or discontinuation orders complied with in a particular year may not be orders issued in the same year.

c) LSOs on SDFs have been carried out using the resources of the 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are unable to provide a breakdown of the manpower resources involved solely for handling LSOs on SDFs.

d) With the resources redeployed from LSO for inspection of dilapidated buildings for issue of repair and investigation orders since 2013 and the additional resources of eight professional and technical staff in 2014 to enhance the inspection in industrial buildings to identify SDFs for domestic use therein, the target for LSO on SDFs in 2014 has been adjusted to 330 TBs per year. As the additional resources will be deployed from 1 October 2014, the planned target for 2014 is 308 TBs, which comprises 270 domestic or composite buildings and 38 industrial buildings.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5470)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 68):

Regarding removal orders issued for unauthorised building works (UBWs) in New Territories exempted houses, will the Administration advise this Committee:

1. of the number of UBWs removed since the operation commenced (broken down by year); and

2. whether it will consider increasing manpower to speed up the removal of UBWs; if yes, of the details; it not, the reasons for that?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

On 1 April 2012, the Buildings Department (BD) established 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 (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. Our reply to the questions is set out below.

1. Under the enhanced enforcement strategy against UBWs in NTEHs, BD issued 161 and 328 removal orders in 2012 and 2013 respectively. Up to 28 February 2014, 85 removal orders have been discharged.

2. Given the large number of UBWs in NTEHs, BD adopts a pragmatic approach in tackling UBWs in NTEHs through categorisation of UBWs and prioritisation of enforcement. The enhanced enforcement strategy against UBWs in NTEHs implemented since 1 April 2012 has been running smoothly and effectively. There is currently no plan to increase the manpower for the above enhanced enforcement strategy. We will continue to closely monitor the progress and make improvements in the light of operational experience to enhance the efficiency in tackling UBWs in NTEHs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5471)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 69):

According to the Administration, the provision for 2014-15 is $66.3 million higher than the revised estimate for 2013-14, which is mainly for enhancing enforcement relating to building safety, including enforcement against unauthorised building works, large scale operations against sub-divided flats, and processing of building plans. Will the Administration advise this Committee of the details of enhancing enforcement this year as well as the expenditure and manpower involved?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The additional provision of $66.3 million is mainly for the creation of 215 new civil service posts and 202 of these posts are to be converted from existing non-civil service contract positions in the Buildings Department (BD) in 2014-15. Out of these 215 new civil service posts, 193 posts comprising 58 professional staff, 110 technical staff and 25 supporting staff will be engaged for enhancing BD's building safety and maintenance enforcement programme, including strengthening the enforcement actions against domestic sub-divided cubicles in industrial buildings and implementing the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme. The remaining 22 posts will be assigned in strengthening services in the approval of building plans and related applications for private development projects (five posts, comprising two professional staff, two technical staff and one supporting staff) and the Joint Office formed by BD and the Food and Environmental Hygiene Department to tackle reports on water seepage through a "one-stop" approach (17 posts, comprising two professional staff, 12 technical staff and three supporting staff).

Apart from responding to reports on unauthorised building works (UBWs) from members of the public and government departments, BD has been conducting large scale operations (LSOs) for removal of UBWs on rooftops, flat roofs, yards and lanes, LSOs on rectification of irregularities of building works associated with sub-divided flats and LSOs for removal of unauthorised signboards. The enforcement action against UBWs and the conduct of the LSOs are carried out by the existing resources of 576 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division, and the Minor Works and Signboard Control Section of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5472)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 70):

The Buildings Department estimates a net increase of 215 posts in 2014-15 including the conversion of existing non-civil service contract (NCSC) positions to civil service posts for the continued implementation of the initiatives in enhancing building safety. What are the number of NCSC positions to be converted to civil service posts and the number of new posts; and what are the job nature, ranks and salaries of these posts?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

Among the 215 new civil service posts to be created in the Buildings Department (BD) in 2014-15, 202 posts are converted from non-civil service contract (NCSC) positions which comprise 59 professional posts (Building Surveyor/Structural Engineer posts), 115 technical posts (33 Senior Survey Officer (Building)/Senior Technical Officer (Structural) posts and 82 Survey Officer (Building)/Technical Officer (Structural) posts) as well as 28 clerical and other grade posts (23 clerical grade and five other grades). The other 13 civil service posts are additional new posts which comprise three professional posts (Building Surveyor/Structural Engineer posts), nine technical posts (one Senior Survey Officer (Building)/Senior Technical Officer (Structural) post and eight Survey Officer (Building)/Technical Officer (Structural) posts) and one clerical post (one Clerical Assistant post).

The post titles and salary of the 215 civil service posts to be created in 2014-15 in BD are tabulated below:

Grade	Salary ($)	No. of posts
Building Surveyor/Structural Engineer	$49,495 - 86,440	62
Senior Surveyor Officer (Building)/ Senior Technical Officer (Structural)	$35,930 – 47,290	34
Surveyor Officer (Building)/ Technical Officer (Structural)	$17,485 – 34,315	90
Clerical	$10,560 – 24,450	24
Others	$24,450 – 86,440	5

Among the 215 new civil service posts to be created in BD in 2014-15, 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Corporate Services Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works and sub-divided flats as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. The remaining 22 posts will be assigned for strengthening services in the approval of building plans and related applications for private development projects (five posts, comprising two professional staff, two technical staff and one supporting staff) and the Joint Office to tackle reports on water seepage through a "one-stop" approach (17 posts, comprising two professional staff, 12 technical staff and three supporting staff).

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5700)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 30):

The Administration inspects a specified number of target buildings each year for rectification of irregularities of building works associated with sub-divided flats. Please provide the number of buildings inspected since the commencement of the operation, broken down by the 18 District Council districts; the number of sub-divided flats inspected; the number of times the Department invoked the Buildings Ordinance to break into the flats for inspection; the number of owners of unauthorised sub-divided flats to whom removal orders were served or against whom legal actions were taken to require them to rectify the irregularities; the details of the above; and the number of sub-divided flats with irregularities yet to be rectified up to now?

Asked by: Hon. LEE Wai-king, Starry

Reply:

The Buildings Department (BD) has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with sub-divided flats (SDFs) since 2011. LSOs on SDFs for the past three years covered a total of 785 target buildings (TBs), including 60 industrial buildings. Up to February 2014, 697 TBs had been inspected, with 3 918 SDFs identified. As follow-up, 1 474 removal or discontinuation orders had been issued against the irregularities related to the SDFs inspected, with 415 orders already complied with. BD will continue to follow up on the outstanding orders.

The distribution of the 785 TBs for LSOs on SDFs on geographical basis is as follows:-

District	No. of TBs
Central and Western	57
Wan Chai	41
Eastern	53
Southern	14
Wong Tai Sin	11
Kwun Tong	26

Yau Tsim Mong	214
Sham Shui Po	185
Kowlooon City	78
North	10
Sha Tin	12
Tai Po	9
Tsuen Wan	24
Tuen Mun	9
Yuen Long	25
Kwai Tsing	17
Total	**785**

Up to February 2014, BD had invoked section 22 of the Buildings Ordinance (BO) (Cap. 123) to apply to the Court for warrant to effect entry into seven SDFs for inspection under LSOs. The powers under section 22 of the BO were invoked only when BD staff had failed to gain access to the premises concerned after repeated attempts. Up to February 2014, a total of 226 prosecutions had been instigated against failure to comply with the removal or discontinuation orders issued under LSOs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4376)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 12):

Regarding the Joint Office (JO) set up by the Buildings Department and the Food and Environmental Hygiene Department (FEHD) to handle reports about water seepage problems, please advise this Committee:

a. of the number of staff in different grades and ranks in JO (including staff of the FEHD) and the expenditure involved in 2014-15;

b. of the number of staff of the contractors hired by JO and the expenditure involved in 2014-15;

c. of the numbers of cases processed by JO in 2013-14, broken down into cases with the source of seepage identified and not identified, and the number of prosecution cases;

d. whether the "consultancy study to be commenced on the latest technological methods in identifying the sources of water seepage in buildings" as mentioned in Matters Requiring Special Attention in 2014-15 refers to the same 2013-14 study conducted "with the Applied Science and Technology Research Institute to explore more effective investigation methods so as to enhance the capability of JO in handling water seepage reports" as mentioned in the Controlling Officer's Reply 2013-14 (Reply no. DEVB(PL)098). If yes, when the study is expected to be completed; if not, please explain the reasons for commencing a new study; and

e. when measures will be implemented to make permanent the operation of JO to handle public reports about water seepage problems as mentioned in Matters Requiring Special Attention in 2014-15, and what the estimated expenditure for that will be.

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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15. Our reply to the questions is set out below.

(a) In 2014-15, the operation of JO involves the provision of 64 professional and technical staff from BD and 219 investigation staff from FEHD. The staff deployed from BD include 14 civil service staff and 50 non-civil service contract (NCSC) staff comprising two Senior Professional Officers, ten Professional Officers, 38 Building Safety Officers, seven Survey Officers and seven Technical Officers. The staff from FEHD include 113 civil service staff comprising 15 Senior Health Inspectors and 98 Health Inspectors, and 106 NCSC staff who are all Environmental Nuisance Investigators. The estimated expenditure for staffing provision and departmental expenses for BD is about $29 million, whereas the estimated direct expenditure incurred by FEHD is about $73 million.

(b) Provision of an estimated expenditure of about $24 million is also allowed in 2014-15 for engaging outsourced consultants to assist in conducting professional investigation on water seepage cases. JO has engaged 13 outsourced consultants in 2013. As the outsourced contracts do not stipulate any requirements on the number of staff to be employed by the consultants, JO does not have relevant information and is unable to provide the number of staff of these consultants.

(c) The relevant statistics on the numbers of water seepage reports received, reports handled, cases with the source of water seepage identified by JO and cases in which the source of water seepage could not be identified and investigation terminated, and cases of prosecution instigated in 2013 are tabulated below:

	2013
Number of reports received [Note 1]	28 504
Number of reports handled	24 856
• Cases screened out [Note 2]	13 062
• Cases with investigations concluded	11 794
- Seepage ceased during investigation	4 766
- Source of water seepage identified	4 692
- Source of water seepage could not be identified and investigation terminated	2 336
Number of prosecutions instigated	96

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: These are cases which do not fall within the scope of follow-up action under the statutory authority of JO, including unjustified cases and cases withdrawn by informants, and hence investigation will not be conducted for such cases.

(d) The two studies are different. JO, with the assistance of the Hong Kong Applied Science and Technology Research Institute, is exploring the feasibility of tracing the source of water seepage through real-time monitoring of the water consumption in the suspected premises and variation in the moisture content of the seepage spot. This study involves the application of a new technology, i.e. real-time monitoring of water consumption and variation in moisture content of seepage, in the field of water seepage investigation. After completion of a trial in laboratory environment, JO would further study the field performance of the technology. It is premature to assess the completion date of the study at this stage. On the other hand, the proposed consultancy study on the latest technological methods for identifying the sources of water seepage in buildings aims to keep abreast with the latest technological development in the field of water seepage investigation that is already available in the market. This study is expected to commence in the third quarter of 2014-15 and will take about 18 months to complete.

(e) The operation of JO will be made permanent in 2014-15. The estimated expenditure for staffing provision and departmental expenses for BD is about $29 million. Of the current NCSC positions from BD in JO, 17 will be converted to civil service posts in 2014-15. BD will continue to keep in view the manpower requirement for JO.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5149)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 54):

The Buildings Department plans to continue the large scale operation on comprehensive clearance of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes of target buildings in 2014-15. In this connection, will the Administration advise this Committee:

(1) of the number of such UBWs removed in each of the past three years and the annual expenditure involved;

(2) of the estimated total number of such UBWs in the territory at present; and

(3) of the work plan in 2014-15 and the estimated expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

1. In 2011, 2012 and 2013, 1 317, 1 810 and 2 190 removal orders issued against unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes had been complied with respectively. The Buildings Department (BD) does not keep separate statistics on the number of different types of UBWs removed as a result.

   The enforcement action against UBWs on rooftops, flat roofs, yards and lanes is carried out by the existing resources of 576 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the resources involved solely for the enforcement action against UBWs on rooftops, flat roofs, yards and lanes.

2. According to the stock taking exercise conducted in 2011 and 2012 to record all UBWs erected on the exterior of private buildings, there were about 46 500 UBWs on rooftops, flat roofs, yards and lanes in the territory.

3. BD will continue to take enforcement action against UBWs on rooftops, flat roofs, yards and lanes through large scale operations so as to carry out the enforcement action in a systematic and efficient manner. In addition, more prosecutions would be instigated against failure to comply with the removal orders. As the enforcement action against this type of UBWs will continue to be part of the overall duties of the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of BD, we are not able to provide a breakdown of the resources involved solely for the task.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5150)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 55):

The Buildings Department plans to continue the large scale operation on inspection of sub-divided flats in target buildings and rectification of irregularities of building works associated with sub-divided flats in 2014-15. In this connection, will the Administration advise this Committee:

(1) of the number of such irregularities rectified in each of the past three years and the annual expenditure involved;

(2) of the estimated total number of such irregularities in the territory at present; and

(3) of the specific work plan in 2014-15 and the estimated expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

(1) The Buildings Department (BD) has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with sub-divided flats (SDFs) since 2011. The numbers of removal or discontinuation orders issued under LSOs and numbers of removal or discontinuation orders complied with in the past three years are as follows:

Year	No. of removal/discontinuation orders issued under LSOs	No. of removal/discontinuation orders complied with*
2011	99	12
2012	1 000	82
2013	374	217
Total	**1 473**	**311**

Note:

* The removal/discontinuation orders complied with in a particular year may not be orders issued in the same year.

LSOs on SDFs in the past three year were carried out by the existing resources of professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are unable to provide a breakdown of the expenditure involved solely for LSOs on SDFs in the past three years.

(2) As BD has not conducted any territory-wide survey on SDFs, we are not able to provide an assessment on the number of SDFs requiring rectification of irregularities in Hong Kong.

(3) With the resources redeployed from LSO for inspection of dilapidated buildings for issue of repair and investigation orders since 2013 and the additional resources of eight professional and technical staff deployed in 2014 to enhance the inspection in industrial buildings to identify SDFs for domestic use therein, the target for LSO on SDFs in 2014 has been adjusted to 330 target buildings per year. However, as the additional resources will be deployed from 1 October 2014, the planned target for 2014 is 308 target buildings, which comprise 270 domestic or composite buildings, and 38 industrial buildings. As LSO on SDFs in 2014 will continue to be part of the overall duties of the professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD, we are unable to provide a breakdown of the manpower involved solely for the operation in 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5151)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 56):

The Buildings Department plans to continue the large scale operation in 2014-15 for removal of unauthorised building works in New Territories exempted houses that constitute serious contravention of the law and pose higher potential risks to building safety. In this connection, will the Government advise this Committee:

1. of the number of cases completed and being processed up to now in relation to the above building works; and the expenditure involved; and

2. of the specific work plans for 2014-15; and the estimated expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

On 1 April 2012, the Buildings Department (BD) established a dedicated Village Houses Section (VHS) 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. Our reply to the questions is set out below.

1. Under LSO for removal of First Round Targets, BD inspected 2 400 and 8 927 NTEHs in 2012 and 2013 respectively. BD issued 161 and 328 removal orders against UBWs in NTEHs in the respective years. Of these removal orders issued, 85 orders have been discharged up to 28 February 2014.

In 2012-13 and 2013-14, the expenditure for VHS was about $22 million and $31 million respectively; and for hiring consultancy services for LSO to identify First Round Targets and the Reporting Scheme was about $2.2 million and $7.4 million respectively. Since LSO for removal of First Round Targets is part of the overall responsibility of VHS which undertakes the full range of works in relation to the enhanced enforcement strategy against UBWs in NTEHs, BD is unable to provide a breakdown of the manpower and expenditure involved solely for LSO to identify First Round Targets.

2. In 2014-15, BD will continue to implement the enhanced enforcement strategy against UBWs in NTEHs using the existing manpower of VHS. It is targeted to inspect 5 000 NTEHs for identifying First Round Targets and to complete the processing of the report forms submitted under the Reporting Scheme by mid-2014. The estimated expenditure for VHS is about $30 million, and for hiring consultancy services for LSO to identify First Round Targets and the Reporting Scheme is about $5.6 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5152)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 57):

The Buildings Department plans to continue the large scale operation (LSO) on removal of large unauthorised signboards and commence a new LSO on removal of signboards that are not validated on target buildings or target streets in 2014-15. In this connection, will the Administration advise this Committee:

(1) of the estimated number of such signboards in the territory at present;

(2) of the total number of such signboards removed in 2013-14 and the expenditure involved; and

(3) of the specific work plan in 2014-15; and of the estimated expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

1. According to the preliminary results obtained from the stock taking exercise recently conducted by the Buildings Department (BD) on the numbers and types of unauthorised building works and unauthorised signboards at the exterior of private buildings, there are about 120 000 signboards in Hong Kong. While the majority of the existing signboards are unauthorised, we do not have information on the sizes of these signboards and whether they may or may not be eligible to join the Validation Scheme for Unauthorised Signboards (validation scheme).

2. Under the large scale operation (LSO) for the removal of 250 targeted large unauthorised signboards in 2013, 250 removal orders had been issued by BD. Out of these targeted signboards, 77 had already been removed by the owners by end of February 2014. We have no information on the removal costs involved. BD will continue to monitor the removal progress of the remaining targeted signboards.

3. In 2014-15, BD will continue with the LSO on removal of unauthorised signboards. We estimate that 300 removal orders will be issued and 1 300 unauthorised signboards will be removed or validated under the validation scheme. The control of existing unauthorised signboards is handled centrally by the Signboard Control Unit (SBCU) of BD commencing in 2014. The 31 professional and technical staff in SBCU will continue to be responsible for LSO on removal of unauthorised signboards as part of their overall duties to deal with all unauthorised, dangerous and abandoned signboards. We are not able to provide breakdown of expenditure solely for LSO on removal of unauthorised signboards.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5154)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 59):

The Buildings Department plans to continue to implement the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme concurrently in 2014-15, targeting 1 000 buildings aged 30 years or above which require mandatory inspection and, if necessary, repair of the buildings and windows in 2014. In this connection, will the Administration adivse this Committee:

(1) of the number of buildings or units which have completed the mandatory building and window inspections so far; and of the percentage of these buildings or units against the total number of buildings or units required to join the schemes; and

(2) of the specific work plan in 2014-15 and the estimated expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

(1) The Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) were fully implemented in June 2012. Statistics on the progress of implementation of MBIS and MWIS as at 31 December 2013 are tabulated below:

	Subject to MBIS and MWIS concurrently	**Subject to MWIS only**
No. of target buildings selected and issued with pre-notification letters	2 525	4 241
No. of target buildings issued with statutory notices	1 240	1 038

	MBIS Statutory Notices	MWIS Statutory Notices
No. of statutory notices issued	14 359	121 945
No. of certification of completion of prescribed inspection/repair received	126 (0.9%)	22 881 (18.8%)

(2) In 2014, the Buildings Department (BD) plans to newly select 1 000 buildings for implementation of MBIS and MWIS concurrently. Taking into account backlog cases and buildings to be newly selected, in 2014 BD plans to issue statutory notices to about 1 800 and 3 300 target buildings for implementation of MBIS and MWIS respectively (i.e. 1 800 buildings for implementation of MBIS and MWIS concurrently, and another 1 500 buildings for implementation of MWIS only). The estimated numbers of statutory notices to be issued in 2014 under MBIS and MWIS are 21 000 and 175 000 respectively.

The implementation of MBIS and MWIS is carried out by the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement the Department's building safety and maintenance enforcement programme. In 2014-15, 193 new non-directorate civil service posts, including those converted from existing non-civil service contract positions, will be assigned for enhancing various building safety and maintenance enforcement programmes including the MBIS and the MWIS. We are not able to provide a breakdown of the manpower or expenditure involved solely for the implementation of the two schemes.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5155)

Head: (82) Buildings Department

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

Programme: (8) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 60):

In 2014-15, the Buildings Department plans to continue to implement the package of new measures to foster a quality and sustainable built environment introduced since April 2011. In this connection, will the Administration advise this Committee of the details of such measures, the implementation progress and the expenditure involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

To foster a quality and sustainable built environment through building design, the Buildings Department (BD) has since 1 April 2011 implemented a package of measures including the promulgation of the sustainable building design (SBD) guidelines on building separation, building setback and site coverage of greenery; tightening of gross floor area (GFA) concessions for green and amenity features; and introduction of higher energy efficiency requirements on commercial buildings and hotels.

Under the above package of measures, to contain the effect on building bulk while allowing design flexibility for incorporating desirable green and amenity features as well as non-mandatory or non-essential plant rooms and services, such as balconies, residents' recreational facilities, air-conditioning plant rooms and plant rooms for environmentally friendly systems, an overall cap is imposed on the total amount of GFA concessions for these features. The cap is set at 10% of the total GFA of a development. Compliance with the SBD guidelines is one of the pre-requisites for granting GFA concessions. Moreover, to save electricity consumption for air-conditioning, new commercial and hotel developments are required to be designed to reduce heat transfer to the internal areas by tightening the overall thermal transfer value of external walls and roofs.

The above design requirements, imposed by way of new and revised practice notes for building professionals issued by BD, are applicable to new building plans and major revisions of plans submitted to BD on or after 1 April 2011. As at 31 December 2013, about 110 approved projects had adopted the SBD guidelines in the design proposal.

The existing manpower of 101 professional and technical staff in the New Buildings Division 1 of BD are responsible for processing 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 expenditure or manpower involved solely for implementing the above package of measures to foster a quality and sustainable built environment in processing building plans.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5615)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 90):

Regarding speeding up the rehabilitation of old buildings as stated under the programme, please advise this Committee whether the financial and technical assistance provided to building owners by the Department, Hong Kong Housing Society and Urban Renewal Authority include evaluation of the rehabilitation costs, which can help prevent "bid-rigging" arising from the owners' lack of expertise and sufficient information; if yes, of the details of the relevant plan and expenditure involved; if not, of the Government's measures to prevent "bid-rigging" in the rehabilitation works of buildings.

Asked by: Hon. TO Kun-sun, James

Reply:

The Comprehensive Building Safety Improvement Loan Scheme (the Scheme), administered by the Buildings Department (BD), aims to provide financial assistance to owners of private buildings for carrying out repair or improvement works to their buildings or private slopes. Approval of loans depends on whether the proposed works fall within the scope of the Scheme and does not involve the evaluation of the rehabilitation costs.

For the Integrated Building Maintenance Assistance Scheme (IBMAS), which is administered jointly by the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA), building consultants will be arranged by HKHS and URA to conduct site inspections and advise the owners or owners' corporation (OC) about the estimated cost for the Common Area Repair Works Subsidy and the Common Area Interest-free Loan under IBMAS. To further provide technical assistance and cost advice, HKHS and URA will conduct briefings or attend the meetings of the owners or OC to enable them to have more information about the requirements of the works and the procedures of the tendering as follow-up measures.

Reply Serial No.

DEVB(PL)346

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4683)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 89):

Regarding the engagement of agency workers, please provide the following information:

	2013-14 (latest position)
Number of contracts with employment agencies	( )
Contract sum paid to each employment agency	( )
Duration of service of 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 to $30,000	( )
• $8,001 to $16,000	( )
• $6,501 to $8,000	( )
• $6,240 to $6,500	( )
• under $6,240	( )
Length of service of agency workers	
• over 15 years	( )
• 10 to 15 years	( )
• 5 to 10 years	( )
• 3 to 5 years	( )
• 1 to 3 years	( )
• under 1 year	( )
Percentage of agency workers against the total number of staff in the Department	( )
Percentage of expenditure for employment agencies against the total staff costs of the Department	( )
Number of staff who received serverance payment/long service payment/contract gratuity	( )

Amount of serverance payment/long service payment/contract gratuity paid	( )
Number of staff with serverance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to the Mandatory Provident Fund (MPF)	( )
Amount of serverance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	( )
Number of staff with paid meal break Number of staff without paid meal break	( ) ( )
Number of staff working 5 days per week Number of staff working 6 days per week	( ) ( )

Figures in ( ) denote percentage changes compared with the same period in 2012-13

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

2013-14 (as at 28.2.2014)
1 (0%)

(b) Contract sum and duration of services

Contract sum	2013-14 (as at 28.2.2014) **Number of contracts**
Less than $0.5 million	0 (0%)
$0.5 million to $1 million	0 (-100%)
Over $1 million	1 (+100%)
Total:	**1 (0%)**

Duration of services	2013-14 (as at 28.2.2014) **Number of contracts**
6 months or less	0 (0%)
Over 6 months to 1 year	1 (0%)
Over 1 year to 2 years	0 (0%)
Over 2 years	0 (0%)
Total:	**1 (0%)**

(c) Number and job categories of workers

	2013-14 (as at 28.2.2014)
Number of workers	15 (+87.5%)

Job categories of workers*	2013-14 (as at 28.2.2014) **Number of workers**
Backend office support	15 (+87.5%)
Total:	**15 (+87.5%)**

Note:

***** Agency workers are generally referred to as temporary staff and are not assigned any specific post titles.

(d) Monthly salary range of agency workers

We require the employment agencies to state the lowest wage they will pay to their employees. Since May 2011, 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 wages for "General Workers (all selected industries)" as published in the December 2010 edition of Census and Statistics Department's Quarterly Report of Wage and Payroll Statistics at the time when tenders are invited. For the period from November 2013 to February 2014, the minimum monthly wages specified in the contract is $8,352. 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.

(e) 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.

(f) Percentage of agency workers against the total number of staff in the Department

2013-14 (as at 28.2.2014)
0.8% (-1.5%)

(g) Percentage of payments to employment agencies against the total staff costs of the Department

2013-14 (as at 28.2.2014)
0.4% (0%)

(h) Details of severance payment/long service payment/contract gratuity of agency workers

The agency workers are employed by the employment agencies. The number of agency workers who received the severance payment/long service payment/contract gratuity and who received serverance payment/long service payment/ contract gratuity offset against the employer's contributions under the Mandatory Provident Fund and the amount and details of the payment are arranged by the employers of the agency workers and are governed by the employment contract between the two parties. We do not have the relevant information.

(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 the relevant information.

(j) Number of working days per week for workers

	2013-14 (as at 28.2.2014)
Number of workers working 5 days or less per week	15 (+87.5%)
Number of workers working 6 days per week	0 (0%)
Total:	**15 (+87.5%)**

Figures in ( ) denote percentage changes compared with the same period in 2012-13

Reply Serial No.

DEVB(PL)347

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4684)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 90):

Regarding the engagement of outsourced workers, please provide the following information:

	2013-14 (latest position)
Number of outsourced service contracts	( )
Total expenditure for outsourced service providers	( )
Duration of service of 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 to $30,000	( )
• $8,001 to $16,000	( )
• $6,501 to $8,000	( )
• $6,240 to $6,500	( )
• under $6,240	( )
Length of service of outsourced workers	
• over 15 years	( )
• 10 to 15 years	( )
• 5 to 10 years	( )
• 3 to 5 years	( )
• 1 to 3 years	( )
• under 1 year	( )
Percentage of outsourced workers against the total number of staff in the Department	( )

Percentage of expenditure for outsourced service providers against the total staff costs of the Department	( )
Number of staff who received severance payment/long service payment/contract gratuity	( )
Amount of severance payment/long service payment/contract gratuity paid	( )
Number of staff with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to the Mandatory Provident Fund	( )
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	( )
Number of staff with paid meal break Number of staff without paid meal break	( ) ( )
Number of staff working 5 days per week Number of staff working 6 days per week	( ) ( )

Figures in ( ) denote percentage changes compared with the same period in 2012-13

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 2014 is provided in the tables below.

(a) Number of outsourced service contracts

2013-14 (as at 31.1.2014)
3 (0%)

(b) Total expenditure for outsourced service providers (in million)

2013-14 (as at 31.1.2014)
$1.392 (+8.2%)

(c) Duration of outsourced service contracts

Duration of service	2013-14 (as at 31.1.2014) **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) Number of outsourced workers engaged through outsourced service providers

2013-14 (as at 31.1.2014)
22 (0%)

Note: Both full time and part time workers are included.

(e) Work nature of outsourced workers

Nature of service contracts	2013-14 (as at 31.1.2014) **Number of workers**
Security	1 (-50%)
Cleansing	14 (+7.7%)
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 outsourced workers against the total number of staff in the Department

2013-14 (as at 31.1.2014)
1.3% (-0.1%)

(h) Percentage of expenditure for outsourced service providers against the total staff costs of the Department

2013-14 (as at 31.1.2014)
0.2% (0%)

(i) Details of severance payment/long service payment/contract gratuity of outsourced workers

The outsourced workers are employees of the contractors. The number of outsourced workers who received the severance payment/long service payment/contract gratuity and who received severance payment/long service payment/contract gratuity offset against the employer's contributions under the Mandatory Provident Fund and the amount and details of the payment are arranged by the employers of the outsourced workers. These are governed by the employment contract between the two parties and we do not have the relevant information.

(j) 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 the relevant information.

(k) Working days of outsourced workers

	2013-14 (as at 31.1.2014) **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 2012-13

Reply Serial No.

DEVB(PL)348

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4685)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 91):

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2013-14 (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 to $30,000 • $8,001 to $16,000 • $6,501 to $8,000 • $6,240 to $6,500 • under $6,240	 ( ) ( ) ( ) ( ) ( ) ( )
Length of service of NCSC staff • over 15 years • 10 to 15 years • 5 to 10 years • 3 to 5 years • 1 to 3 years • under 1 year	 ( ) ( ) ( ) ( ) ( ) ( )
Number of NCSC staff successfully 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 staff who received severance payment/long service payment/contract gratuity	( )
Amount of severance payment/long service payment/contract gratuity paid	( )
Number of staff with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to the Mandatory Provident Fund (MPF)	( )
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	( )
Number of staff with paid meal break Number of staff without paid meal break	( ) ( )
Number of staff working 5 days per week Number of staff working 6 days per week	( ) ( )

Figures in ( ) denote percentage changes compared with the same period in 2012-13

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

	2013-14 (as at 31 December 2013)
Professional	79 (-6%)
Technical & inspectorate	187 (-1%)
General administration	160 (-6%)
Total:	**426 (-4%)**

(b) Total expenditure on salary for NCSC staff

2013-14 (as at 31 December 2013)
$88.140M (+27%)

(c) Salaries and length of service of NCSC staff

	2013-14 (as at 31 December 2013)
$30,001 or above	83 (-6%)
$16,001 to $30,000	193 (+50%)
$8,001 to $16,000	150 (-34%)
$6,501 to $8,000	0 (0%)
$6,240 to $6,500	0 (0%)
below $6,240	0 (0%)

	2013-14 (as at 31 December 2013)
More than 15 years	0 (0%)
10 - 15 years	36 (-3%)
5 - 10 years	97 (-1%)
3 - 5 years	16 (-61%)
1 - 3 years	174 (+64%)
Less than 1 year	103 (-36%)
Total:	**426 (-4%)**

(d) Number of NCSC staff appointed as civil servant[Note]

2013-14 (as at 31 December 2013)
38 (-50%)

Note:

- NCSC staff who successfully joined the civil service were recruited through an open, fair and competitive process.

- Two recruitment exercises had been completed by the end of December 2013. The appointment arrangement of various grades of civil servant is still in progress.

(e) Percentage of NCSC staff against the total staff in the Department

2013-14 (as at 31 December 2013)
32% (-11%)

(f) Percentage of staff costs for NCSC staff against the total staff costs in the Department

2013-14 (as at 31 December 2013)
15% (+15%)

(g) Number of staff who received contract gratuity

2013-14 (as at 31 December 2013)
204 (+15%)

(h) Amount of contract gratuity paid

2013-14 (as at 31 December 2013)
$4.528M (+207%)

(i) Number of staff with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions toMPF:

The number of staff with severance payment/long service payment offset by the employer's contributions under the MPF Scheme is zero. The number of NCSC staff whose contract gratuity has been offset against the employer's contributions under the MPF Scheme is as follows:

2013-14 (as at 31 December 2013)
204 (+15%)

(j) Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF

The sum of severence payment/long service payment offset by the employer's contributions under the MPF scheme is $0. The sum of contract gratuity offset against the employer's contributions under the MPF Scheme is as follows:

2013-14 (as at 31 December 2013)
$3.627M (+15%)

(k) Paid meal break for NCSC staff

	2013-14 (as at 31 December 2013)
Paid meal break#	426 (-4%)
Unpaid meal break	0 (0%)
Total:	**426 (-4%)**

NCSC staff are normally required to work for 44 hours per week, including meal break of one hour per day.

(l) Number of working days per week for NCSC staff

	2013-14 (as at 31 December 2013)
Number of staff working 5 days per week	426 (-4%)
Number of staff working 6 days per week	0 (0%)
Total:	**426 (-4%)**

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4772)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 66):

Under the programme of Buildings and Building Works, the Administration will issue fire safety directions (FSDns) to prescribed commercial premises and commercial and composite buildings. Will the Government advise this Committee:

1. since the Fire Safety (Buildings) Ordinance came into effect, of the number of commercial/residential buildings and domestic buildings inspected (broken down by year); and as at 31 March 2014, of the number of commercial/residential buildings and domestic buildings not yet inspected;

2. of the manpower and expenditure involved in the above work this year; whether there will be additional manpower to handle the more complicated cases in the coming year; if yes, of the manpower and expenditure involved; if not, the reasons for that;

3. whether any FSDns were issued to old-style domestic buildings this year; if yes, of the details, the number of buildings, and the manpower and expenditure involved; if not, when the Administration will start issuing the FSDns to old-style domestic buildings; and

4. of the respective numbers of prosecutions instigated against prescribed commercial premises, commercial and composite buildings under the Fire Safety (Buildings) Ordinance in the past three years; given that the Administration will spend more efforts in enforcing outstanding directions in the coming year, of the details, and the manpower and expenditure involved.

Asked by: Hon. WONG Kwok-hing

Reply:

(1) Since the implementation of the Fire Safety (Buildings) Ordinance (FS(B)O) on 1 July 2007, the numbers of target composite buildings inspected by the Buildings Department (BD) broken down by year are tabulated below:

Year	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014***	**Total**
No. of composite buildings inspected	552	842	1 001	1 150	1 150	1 150	1 150	189	**7 184**

* As at 28 February 2014

Under the current programme, inspection of target buildings is to be carried out in two phases. Inspection of about 9 000 target composite buildings is being carried out in the first phase, while inspection of about 3 000 target domestic buildings in the second phase has not yet commenced. As of March 2014, about 2 000 composite buildings and 3 000 domestic buildings have not yet been inspected.

(2) In 2014-15, BD will maintain a dedicated Fire Safety Section (FSS) of 118 professional, technical and clerical staff responsible for the administration and enforcement of FS(B)O and the Fire Safety (Commercial Premises) Ordinance (FS(CP)O), including handling complicated cases as part of their overall duties to administer these two Ordinances. In the coming year, more efforts will be spent in enforcing outstanding fire safety directions (FSDns). We are not able to provide a breakdown of the manpower or expenditure involved solely with handling complicated cases under FS(B)O.

(3) As the inspection of target domestic buildings in the second phase has not commenced, we are not able to provide the programme for issuing FSDns to these buildings for the time being.

(4) In the past three years, the numbers of prosecution instigated against owners of composite buildings, specified commercial buildings and prescribed commercial premises failing to comply with FSDns and fire safety improvement directions (FSIDns) issued under FS(B)O and FS(CP)O respectively are tabulated below:

Type of buildings/premises	**No. of prosecutions instigated**
Composite buildings	2
Specified commercial buildings	40
Prescribed commercial premises	0

In 2014-15, BD will step up efforts to instigate prosecutions against owners failing to comply with the relevant FSDns or FSIDns. The work associated with the instigation of prosecutions is mainly carried out by the existing resources of 53 professional and technical staff of the Legal Services Section of BD as part of their overall duties in handling all prosecutions and disciplinary proceedings arising from the enforcement work of the Department. The existing resources of FSS of 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 or expenditure involved solely with handling prosecutions under FS(B)O.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4773)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 80):

Under the programme "Buildings and Building Works", the Administration has selected a total of 600 buildings this year for the comprehensive clearance of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes. Will the Government advise this Committee:

1. of the manpower and expenditure involved this year in the above work; of the number of owners prosecuted by the Administration in the past three years for failing to comply with removal orders; given that the Administration will reduce the number of target buildings for inspection to 200 in the coming year to redeploy resources for clearing the backlog of outstanding removal orders, of the details of the resource redeployment, and of the manpower and expenditure involved; and

2. of the current number of backlog cases of outstanding removal orders, and of years of delay in these cases?

Asked by: Hon. WONG Kwok-hing

Reply:

1. The large scale operation (LSO) for removal of unauthorised building works (UBWs) on rooftop, flat roofs, yards and lanes is carried out by 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 BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the resources involved solely for this LSO.

As this LSO was first launched in 2010 with most removal orders issued in late 2011, there was no prosecution against failure to comply with removal orders arising from this LSO instigated in 2011. In 2012 and 2013, BD instigated four and 197 prosecutions respectively.

The number of target buildings of this LSO will be reduced to 200 in 2014 as resources will be redeployed to expedite the clearance of the backlog of some 68 000 outstanding removal orders as an interim arrangement. Additional resources will also be provided in 2014 for forming dedicated backlog clearance teams in order to clear the outstanding orders in a systematic and efficient manner.

2. As at the end of 2013, there were about 68 000 outstanding removal orders issued against UBWs in the whole territory. These removal orders are still at various stages of follow-up and are yet to be complied with. The distribution of these outstanding orders, according to the year of issue, is as follows:

Year of Issue	**No. of Outstanding Orders**
2004 and before	1 100
2005-2007	7 900
2008-2010	31 300
2011-2013	27 700
Total	**68 000**

Reply Serial No.

DEVB(PL)351

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5231)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 7):

What is the 2014-15 estimate for the Building Department's duty visits or exchanges to the Mainland? Please provide information on the themes of the duty visits or exchanges to the Mainland planned for 2014-15. How will the Administration prevent activities irrelevant to official duties from taking place during duty visits outside Hong Kong? And how will the Administration prevent applications for revising visit destinations from becoming a mere formality?

Asked by: Hon. WONG Yuk-man

Reply:

Same as for official duties overseas, officers of the Buildings Department will conduct duty visits to the Mainland in 2014-15 based on needs arising from their official duties. All colleagues are required to obtain prior approval from their respective supervisors for their duty visits. In considering the applications, the supervisory officers will examine the reasons for the proposed visits and will only grant approval if they are satisfied that the need for the proposed visits arise from the official duties of the colleagues concerned. Any change of visit destination would also be considered in the same manner under the established system.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4994)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 52):

What are the scope and direction of the consultancy study commenced on the comprehensive review of the Building (Planning) Regulations (Cap. 123F)? When will the Government invite tenders for the consultancy, what is the duration of the study, when will the Government consult the Legislative Council on the study and what is the estimated expenditure involved?

Asked by: Hon. WU Chi-wai

Reply:

The Buildings Department (BD) has commissioned a consultancy study to comprehensively review the Building (Planning) Regulations (B(P)R) (Cap. 123F) and make recommendations on the planning and design standards of buildings stipulated therein so as to keep abreast with the advancement of technology and energy efficiency in building design. The study will also seek to update B(P)R generally to facilitate modern and innovative building design with a view to developing a performance-based regulatory system.

The study, which commenced in November 2013, is steered by a committee under BD with members comprising representatives from professional institutions, associations of the building industry as well as relevant government departments. The consultant will conduct consultation sessions with stakeholders on the findings and recommendations during the course of study. Under the tentative timetable, we estimate that the study will be completed in 2015. The contract sum for the consultancy study is $2.38 million. The consultancy study is administered using the existing manpower resources of BD.

Following completion of the study, BD will proceed with the legislative process to update B(P)R and will consult the Panel on Development of the Legislative Council and stakeholders of the building industry.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5043)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 98):

Regarding the consultancy study on the latest technological methods in identifying the sources of water seepage problems in buildings stated under the programme, please advise this Committee:

1) whether consultancy studies were conducted on the above issue in the past five years; if yes, of the details of these studies, including expenditures, dates of commencement and completion of the studies; whether recommendations made or measures recommended in the study reports were adopted by the Department; if yes, of the details; and

2) of the estimated expenditure, commencement and completion date of the consultancy study to be conducted?

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, a risk to the structural safety of a building or wastage of water, the Government will consider intervening 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) since 2006 to co-ordinate investigation of reports on water seepage and taking of enforcement actions. Having regard to the continuous demand for JO's service, the operation of JO will be made permanent in 2014-15. Our reply to the questions is set out below.

(1) The methods currently adopted by JO for identifying the source of water seepage in buildings are based on the recommendations of a consultancy study carried out some years ago. JO, with the assistance of the Hong Kong Applied Science and Technology Research Institute, is exploring the feasibility of tracing the source of water seepage through real-time monitoring of the water consumption in the suspected premises and variation in the moisture content of the water seepage spot. After completion of a trial project in laboratory environment, JO would further study the field performance of the technology. It is premature to assess the completion date of the study at this stage. The study is funded by the innovation and technology support programme under the Innovation and Technology Fund.

(2) In 2014-15, JO will commence a consultancy study on the latest technological methods for identifying the sources of water seepage in buildings. The consultancy fee is estimated to be about $3.0 million. The study is expected to commence in the third quarter of 2014-15 and will take about 18 months to complete.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5044)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 99):

Regarding the 2 513 prosecutions instigated against failure to comply with removal orders on unauthorised building works as stated in the Programme, please advise this Committee of:

1) the number of removal orders broken down by the 18 districts; and

2) among the above prosecutions relating to removal orders, the number of those involving irregularities of building works associated with sub-divided flats.

Asked by: Hon. WU Chi-wai

Reply:

1. The number of prosecutions instigated by the Buildings Department against failure to comply with removal orders on unauthorised building works (UBWs) in 2013, on geographical basis, is as below:

Area	District	No. of prosecutions
New Territories	Islands	21
	North	52
	Sai Kung	26
	Sha Tin	69
	Tai Po	49
	Tsuen Wan	141
	Tuen Mun	83
	Yuen Long	118
	Kwai Tsing	63
	Sub-total	*622*

Area	District	No. of prosecutions
Hong Kong	Central and Western	183
	Wan Chai	137
	Eastern	354
	Southern	61
	Sub-total	*735*
Kowloon	Kowloon City	347
	Kwun Tong	168
	Yau Tsim Mong	364
	Sham Shui Po	228
	Wong Tai Sin	49
	Sub-total	*1 156*
	Total	**2 513**

2. In 2013, 181 prosecutions had been instigated against failure to comply with removal orders on UBWs associated with sub-divided flats. We do not keep separate statistics on their geographical distribution.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5045)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question (Member Question No. 100):

As regards the indicator of fire safety directions (FSDns) issued to composite buildings by the Buildings Department, please advise this Committee of the reasons for the noticeable difference between the numbers of FSDns issued and those discharged in the past two years; and of the measures to be implemented in 2014-15 to help owners of the composite buildings to comply with the FSDns and the expenditure involved.

Asked by: Hon. WU Chi-wai

Reply:

The main reasons for fewer fire safety directions (FSDns) discharged than FSDns issued in the past two years are as follows:

(a) a period of one year is specified in the FSDns for the building owners to comply with the FSDns so as to allow them sufficient time to carry out the required fire safety improvement works;

(b) owners' corporation (OC) may not have been formed in some buildings, and it takes time for owners to form an OC to co-ordinate the fire safety improvement works in the common parts of the buildings;

(c) some owners/OC may prefer to carry out the fire safety improvement works together with other building maintenance works in one go, and hence they need more time to complete the works; and

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

In 2014-15, the Buildings Department (BD) will continue to render assistance to building owners in complying with FSDns. The measures to be implemented include:

(a) offering technical advice, and attending meetings with the building owners and their appointed consultants;

(b) administering the Building Safety Loan Scheme to provide financial assistance;

(c) working with the Home Affairs Department in assisting building owners to form an OC; and

(d) participating in meetings of the District Fire Safety Committee, fire safety carnivals and seminars at district level to instill the concept of upgrading fire safety in old buildings in the community.

In 2014-15, BD will maintain a dedicated Fire Safety Section of 118 professional, technical and clerical staff responsible for the administration and enforcement of the Fire Safety (Buildings) Ordinance and the Fire Safety (Commercial Premises) Ordinance, including rendering assistance to building owners as part of their overall duties to administer these two Ordinances. We are not able to provide a breakdown of the expenditure involved solely for assisting owners of composite buildings to comply with FSDns.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3491)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 222):

The Department commenced the preliminary feasibility study on developing the New Territories North and commenced the planning and engineering/engineering feasibility studies on Kong Nga Po, Yuen Long South, Kwu Tung South and Tuen Mun Areas 40 and 46 and adjoining areas. Will the Administration provide the following information:

Study Item	Consultant	Timetable	Details of Public Consultation	Number of Villagers, Industrial and Agricultural Land Affected

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information on the respective studies is as follows:

Study Item	Consultant	Timetable	Details of Public Consultation	Number of Villagers, Industrial and Agricultural Land Affected
Preliminary Feasibility Study on Developing the New Territories North (NTN)	Ove Arup & Partners Hong Kong Limited	January 2014 to mid-2015	Public engagement activities will be undertaken during the study.	The prime objective of this study is to examine the development potential of the NTN, the strategic infrastructure provisions required for the development and the development of a modern

Study Item	Consultant	Timetable	Details of Public Consultation	Number of Villagers, Industrial and Agricultural Land Affected
				new town of a scale similar to that of Fanling/Sheung Shui New Town. The study will only formulate broad land use concepts and development scale of the potential development areas in the NTN. Issues related to villagers and industrial and agricultural land affected will be assessed in the subsequent more in-depth planning and engineering studies.
Engineering Feasibility Study (EFS) for Kong Nga Po	Mott MacDonald Hong Kong Limited	October 2012 to April 2014	Public consultation will be undertaken when the study results are available.	No villager nor industrial land is affected. Three pig farms may need to be removed.
Planning and Engineering Study for Housing Sites in Yuen Long South	Ove Arup & Partners Hong Kong Limited	November 2012 to mid-2015	Stage 1 Community Engagement was conducted from April 2013 to June 2013. Stage 2 Community Engagement is scheduled to commence in the second quarter of 2014.	As the Recommended Outline Development Plan has yet to be formulated, the numbers of villagers and the industrial and agricultural land affected are not known at this stage.

Study Item	Consultant	Timetable	Details of Public Consultation	Number of Villagers, Industrial and Agricultural Land Affected
Planning and Engineering Study for Kwu Tung South	Mott MacDonald Hong Kong Limited	November 2012 to early 2015	Programme of public consultation will be determined in the course of the study.	ditto
Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas	AECOM Asia Company Limited	May 2013 to mid-2015	Stage 1 Community Engagement is scheduled to commence in mid-2014.	ditto

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3492)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 223):

Regarding the continuation of the planning and commencement of the design of the advance works and first stage works for the North East New Territories NDAs, will the Administration consult the local villagers? What are the timetable and details of the consultation work? Will the Administration reserve expenditure for litigation arising from the impact of the works on the villagers?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

We will continue to maintain dialogue with the local villagers during the detailed design stage of the advance works and the first stage works for the North East New Territories New Development Areas, which will commence in the third quarter of 2014 subject to funding approval. No funding provision has been reserved by this Department for any legal proceeding in connection with the implementation of the NDAs. We will seek advice from the Department of Justice as necessary should there be any legal proceeding so arising.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5625)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 29):

Has the Administration intended to enhance the development and planning of Tuen Mun Area 54? If yes, what are the relevant details and expenditure? If no, what are the reasons?

Asked by: Hon. HO Chun-yan, Albert

Reply:

A review study on developing Tuen Mun Area 54 in accordance with the approved Outline Zoning Plan was completed in early March 2014. The study, which covered various aspects including traffic, drainage, sewerage and environmental, etc., recommended various infrastructure enhancement works for the area including roads, drainage and sewerage facilities. The cost of the study is approximately $3.3 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4290)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 66):

According to Programme 3, the Administration will continue the studies on development of potential housing and development sites in the North, Yuen Long and Tuen Mun Districts in the next financial year. Will the Administration provide information on the following:

1. What are the details of the progress of the above studies in this financial year? What are the expenditure and manpower involved? Has public consultation been conducted on the above studies? If yes, what are the details? What is the number of community forums and roving exhibitions organised? What are the number of participants and the amount of opinions collected?

2. The Administration will commence studies on other potential housing sites in Yuen Long and Tuen Mun Districts in the next financial year. What are the details of the studies? What are the manpower and expenditure involved?

3. Will the Administration conduct studies on development of potential housing and development sites in districts other than the North, Yuen Long and Tuen Mun in the next financial year? If yes, what are the details? What are the districts under studies? What are the manpower and expenditure involved? If no, what are the reasons?

Asked by: Hon. MAK Mei-kuen, Alice

Reply:

1. The Civil Engineering and Development Department (CEDD) will continue with the following studies on development of potential housing and development sites in the North, Yuen Long and Tuen Mun Districts. The details of these studies in 2013-14 are as follows:

Name of Project	Progress of Study	Details of Public Consultation	Estimated Expenditure in 2013-14
Preliminary feasibility study on developing the New Territories North	The study commenced in January 2014.	Public engagement activities will be undertaken during the study.	$1.3 million
Engineering feasibility study for Kong Nga Po	The study commenced in October 2012. The majority of assessments set out in the scope of the study have been completed.	Public consultation will be undertaken when the study results are available.	$6.6 million
Planning and engineering study for Kwu Tung south	The study commenced in November 2012.	Programme of public consultation will be determined in the course of the study.	$4.3 million
Planning and engineering study for housing sites in Yuen Long south	The study commenced in November 2012. The Stage 1 Community Engagement (CE1) was conducted from April 2013 to June 2013.	1 community forum (about 300 people attended) and 7 roving exhibitions were conducted. About 700 written comments were received.	$6 million
Review studies on Hung Shui Kiu new development area	The study commenced in August 2011. The Stage 2 Community Engagement (CE2) was carried out from 15 July to 22 October 2013.	During CE2, 1 public forum (about 470 people attended), 5 roving exhibitions; and about 40 briefing sessions to the stakeholders were conducted. About 940 written comments were received.	$ 9 million
Planning and engineering study for Tuen Mun Areas 40 and 46 and the adjoining areas	The study commenced in May 2013.	CE1 is scheduled to commence in mid-2014.	$5.7 million

2. Details of the studies on other potential housing sites in Yuen Long and Tuen Mun Districts to commence in 2014-15 are as follows:

Name of Project	**Details of Study**	**Estimated Expenditure in 2014-15**
Engineering feasibility study for remaining housing sites at Kam Tin South	The study is to ascertain the feasibility of developing the area for residential development, to identify the engineering infrastructure works required, and to propose implementation mechanism and programme.	$1 million
Planning and engineering study for developments at Lam Tei Quarry site and the adjoining areas	The study is to assess the feasibility of developing the area for residential development, to identify the engineering infrastructure works required, and to propose implementation mechanism and programme.	$0.6 million

3. In 2014-15, details of studies on specific potential housing and development sites in districts other than North, Yuen Long and Tuen Mun are as follows:

Name of Project	**Details of Study**	**Estimated Expenditure in 2014-15**
Planning and engineering study on the remaining development in Tung Chung	The study commenced in January 2012. The study is to formulate a comprehensive development proposal for the extension of Tung Chung New Town.	$18 million
Planning and engineering study on the future land use at ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island	The study commenced in January 2012. The study is to examine the future land uses and explore the development potential of the ex-Lamma Quarry Area.	$4.9 million

Name of Project	Details of Study	Estimated Expenditure in 2014-15
Planning, engineering and architectural study for topside development at Hong Kong boundary crossing facilities island of Hong Kong – Zhuhai – Macao Bridge	Subject to funding approval of the Finance Committee (FC), the study is scheduled to commence in the second half of 2014. The study is to ascertain the feasibility and optimise the scope and scale of the proposed commercial development on the Hong Kong Boundary Crossing Facilities Island through topside and underground space development.	$6.4 million
Pilot study on underground space development in selected strategic urban districts	Subject to funding approval of the FC, the study is scheduled to commence in the second half of 2014. The study will explore the potential of developing underground space in four strategic urban districts, namely Tsim Sha Tsui West, Causeway Bay, Happy Valley and Admiralty/Wan Chai.	$8 million
Strategic studies for artificial islands in the central waters	Subject to funding approval of the FC, the study is scheduled to commence in the second half of 2014. The study will explore the broad reclamation extent and technical feasibility for artificial islands in the central waters.	$20 million
Planning and engineering study on Sunny Bay reclamation	Subject to funding approval of the FC, the study is scheduled to commence in the second half of 2014. A study will establish the reclamation extent and land uses as well as ascertain the feasibility of the development at Sunny Bay.	$14 million
Planning and engineering study for the reclamation in the seafront of Sai Kung sewage treatment works	The study is scheduled to commence in the second half of 2014. The study will establish the reclamation limit and integrated development at the seafront.	$6 million

CEDD have employed or will employ consultants for all of the above mentioned studies.

Reply Serial No.

DEVB(PL)360

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5048)

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 103):

Regarding the planning, design and construction of supporting infrastructure for public housing sites in the work items in 2014-15, please advise this Committee:

1) In the form of the following table, provide details of public housing sites whose planning, design and construction of supporting infrastructure was completed in 2012-13 and 2013-14. The details include i) land locations, ii) area occupied, and iii) expenditures involved in the planning, design and construction;

i)	ii)	iii)

2) In the form of the following table, provide details of public housing sites whose planning, design and construction of supporting infrastructure is in progress under the Department. The details include i) land locations, ii) area occupied, iii) estimated expenditures to be involved in the planning, design and construction, and iv) anticipated completion dates;

i)	ii)	iii)	iv)

3) In the form of the following table, provide details of public housing sites whose planning, design and construction of supporting infrastructure will be started in the coming 12 months under the Department. The details include i) land locations, ii) area occupied, iii) estimated expenditures to be involved in the planning, design and construction, and iv) anticipated completion dates;

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

1) CEDD infrastructure projects for supporting public housing development with planning, design and construction works completed between 2012-13 and 2013-14 are as follows:

Location of Project	Public Housing Site Area	Estimated Cost of Planning, Design and Construction Works Project
Kai Ching Estate / Tak Long Estate, Kai Tak	9.2 ha	No separate breakdown on the cost of public housing sites as it is a mixed development
Town Centre South , Tseung Kwan O	2.0 ha	No separate breakdown on the cost of public housing sites as it is a mixed development

2) CEDD infrastructure projects for supporting public housing development with planning, design or construction works on-going are as follows:

Location of Project	Public Housing Site Area	Estimated Cost of Planning, Design and Construction Works Project	Anticipated Completion Date of Works
Kai Tak Development Site 1G1(B) at North Apron	0.6 ha	No separate breakdown on the cost of public housing sites as it is a mixed development	2015
Development at Anderson Road	12.3 ha	No separate breakdown on the cost of public housing sites as it is a mixed development	2016
Area 16 and 58D, Fo Tan, Sha Tin	4.0 ha	Under review	Not available at this stage
Area 54, Tuen Mun: Site 2	4.2 ha	$325 million	2015
Area 54, Tuen Mun: Site 1&1A, Site 3/4(East), Site 4A (West)	7.4 ha	Construction cost is under review. No separate breakdown on cost of planning and design as they are carried out together with other sites	Not available at this stage

3) CEDD infrastructure projects for supporting public housing development with planning, design or construction works planned to commence in the coming 12 months are as follows:

Location of Project	**Public Housing Site Area**	**Estimated Cost of Planning, Design and Construction Works Project**	**Anticipated Completion Date of Works**
Existing Anderson Road Quarry site	1.5 ha	No separate breakdown on the cost of public housing sites as it is a mixed development	2020
Kwu Tung North New Development Area (Advance Works)	9.8 ha	No separate breakdown on the cost of public housing sites as it is a mixed development	2020
Fanling North New Development Area (Advance Works)	5.8 ha		
Chung Nga Road East and West Sites and Area 9, Tai Po	9.1 ha	Not available at this stage	Not available at this stage
Cheung Sha Wan Wholesale Food Market Phase II	3.6 ha	Not available at this stage	Not available at this stage

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4904)

Head: (42) Electrical and Mechanical Services Department

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

Programme: (2) Mechanical Installations Safety

Controlling Officer: Director of Electrical and Mechanical Services (CHAN Fan)

Director of Bureau: Secretary for Development

Question (Member Question No. 334):

1. In 2012 and 2013, how many incidents relating to the mechanical installations of Ngong Ping 360 were received by the Government? Please list out the relevant data and details of the incidents chronologically. How many cases of such incident(s) are considered by the Authority to be of serious nature?

2. In 2012 and 2013, how many service suspensions took place at Ngong Ping 360? Please provide the date, reasons and duration for each suspension.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. In each of 2012 and 2013, two reportable incidents relating to the mechanical installations of Ngong Ping 360 were received by the Electrical and Mechanical Services Department (EMSD). The details are as follows:

Date	Incident Reported	Stoppage Duration
25 January 2012	Failure of bearings of bullwheel no.4 at the Airport Island Angle Station	14:49 – 15:22 (33 minutes) Cable car operation was stopped to carry out checking and maintenance. 15:22 - 16:53 (1 hour 31 minutes) Passenger boarding was stopped. However, the ropeway still continued to operate until alighting of all passengers. Ngong Ping 360 announced suspension of cable car service subsequently.
8 October 2012	Defective tyre hub at Nei Lak Shan Angle Station identified during routine station check	11:15 – 11:37 (22 minutes) Passenger boarding was stopped. 11:37 – 11:57 (20 minutes) Cable car service was stopped for replacement of tyre hub.
14 October 2013	Triggering of geometric switch at the Airport Island Angle Station due to tight setting of the switch	9:00 – 9:47 (47 minutes) Delayed opening
27 November 2013	Faulty duty motor encoder at the Airport Island Angle Station triggered the fault signal	13:20 – 15:00 (1 hour 40 minutes) Passenger boarding was stopped. 15:00 - 16:07 (67 minutes) Cable car service was stopped for detailed examination and adjustment of motor set.

The incident on 25 January 2012 was of a serious nature. Following the incident, cable car service was suspended until after the replacement of the bearings for all seven sets of bullwheels, completion of annual survey and implementation of improvement measures recommended by the EMSD on 5 April 2012.

2. Details of service suspensions in 2012 and 2013 are listed in the table in Part 1 above.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5413)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 48):

It is mentioned under Indicators that the numbers of surveyed structures demolished on grounds of slope safety for 2012 and 2013 are 13 and 14, but the number is estimated to surge to 50 in 2014. Please advise whether these structures were just built last year or have already existed for years. If it is the latter, why hasn't the Lands Department demolished the structures? What has caused the structures to become not so safe that they must be demolished this year?

Asked by: Hon. CHAN Hak-kan

Reply:

Surveyed structures are those recorded in the Squatter Control Survey conducted in 1982 and are tolerated on a temporary basis until they cease to exist or are required to be cleared for the purposes of development, safety or environmental reasons.

The indicators included in the Controlling Officer's Report are the numbers of surveyed structures demolished by the Lands Department (Lands D) under non-development clearance on slope safety grounds. For such clearances, the Civil Engineering and Development Department will make clearance recommendations to Lands D in respect of those surveyed structures exposed to immediate and obvious danger due to landslides (i.e. Category 1 structures) and those especially vulnerable to landslides during periods of heavy rain due to their close proximity to potentially unstable slopes (i.e. Category 2 structures). Demolition of Category 1 structures is compulsory and will be backed up by forced eviction if necessary. Demolition of Category 2 structures is subject to the occupants voluntarily vacating the structures through advice and persuasion.

Thirteen and 14 surveyed structures were demolished under non-development clearance in 2012 and 2013 respectively. It is estimated that 50 surveyed structures will be cleared in 2014 but the actual number will depend on whether those occupants in Category 2 structures are willing to accept the clearance.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5414)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 49):

Under Matters Requiring Special Attention, it is said that the Lands Department will continue to streamline and expedite the processing of lease modifications, land exchanges and premium assessments. Will the Administration inform this Committee of the achievements made by the Department in streamlining and expediting the processing work in the past three years (i.e. 2011-12, 2012-13 and 2013-14) and the specific plan(s) to continue streamlining and expediting the processing work?

Asked by: Hon. CHAN Hak-kan

Reply:

In recent years, the Lands Department (Lands D) has implemented a number of measures to streamline and expedite the processing of lease modification/land exchange applications and premium assessments. They include the setting up of a dedicated team in two of the District Lands Offices to process lease modification/land exchange applications; simplification of lease conditions; streamlining local consultation in certain situations where local consultations have been conducted within a reasonably short time on essentially the same development proposal to avoid duplication; extending to the processing of the third premium appeals a fast track procedure 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; centralising at Lands D Headquarters the premium assessments in respect of lease modifications/land exchanges involving a premium of over $100 million or a gross floor area permissible after the lease modification/land exchange exceeding 10 000 square metres and the revitalisation of industrial building cases; working in collaboration with stakeholders to launch a new set of updated construction cost data as a common reference by the Government and market practitioners to facilitate agreement in premium negotiations.

We have strengthened the manpower deployed for processing lease modification/land exchange applications notably in the above-mentioned dedicated teams. The time required for processing and concluding lease modification/land exchange applications depends on various aspects, such as finalisation of development parameters and other terms in the leases, resolution of any technical constraints, local consultation (if required) and negotiations on premium. Given that it is an interactive and dynamic process in processing lease modification/land exchange applications during which the applicants' development proposals and decisions may be influenced by the market, the effectiveness of the enhancement measures may not be readily quantifiable in numerical terms.

Lands D will continue to rationalise land administration processes in consultation with stakeholders, including the revision of Practice Notes to promulgate practices, standards and guidelines such as those concerning the approval of building plans under leases. The Government will also introduce a Pilot Scheme for Arbitration on Land Premium to facilitate early agreement on land premium payable for lease modifications/land exchanges.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5807)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 358):

Regarding small houses in the New Territories:

1. How many applications for land grant and building licence have been received by the Lands Department (Lands D) in each of the past three years (i.e. 2011, 2012 and 2013) and how many of them have been approved?

2. What is the number of backlog cases of applications for land grant or building licence? What is the estimated time required for clearing all the backlog cases?

3. Will the Government provide a detailed list, broken down by year, of the lease enforcement actions taken by Lands D against unauthorised building works (UBW) of small houses in the past three years (i.e. 2011, 2012 and 2013), including the number of inspections conducted, the number of UBW cases identified, the number of advisory letters or warnings issued, the total amount of fines imposed and the number of cases involving re-entry of land?

4. How many cases of UBWs have led to cancellation of rates exemption?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The numbers of small house applications received and approved by the Lands Department (Lands D) in the past three calendar years (2011 to 2013) are set out below:

	2011	2012	2013
Number of small house applications received	2 374	2 690	2 566
Number of small house applications approved	1 041	1 121	1 011

2. As at end of February 2014, the number of small house applications being processed was 7 842 and the number of applications pending processing was 4 068. 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, depending on the nature and complexity of the issues encountered 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.

   Although Lands D remains committed to its performance pledge of completing the processing of not less than 2 300 small house applications in a year, we have difficulty in giving a meaningful indication of the time required for clearing all the backlog cases. It is because the time required for completing the processing of an application varies significantly according to the complexity of each case and there are new applications coming in each year. Lands D will continue reviewing the situation from time to time, having due regard to the service need of the Department.

3. 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 (BD) for action. Where the UBWs also constitute a breach of the lease conditions (normally a breach of the development conditions, e.g. number of storeys and building height), Lands D would take appropriate lease enforcement action having regard to the enforcement action taken or to be taken by BD according to the law. Such lease enforcement 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 under the lease, and advisory/warning letters issued in the past three calendars years are provided in the following table:

	2011	2012	2013
Number of site inspections	2 219	1 060	731
Number of cases confirmed during the year to involve breach of development conditions under the lease (Note 1)	1 383	510	415
Number of advisory/warning letters issued (Note 1)	468	66	0 (Note 2)
Number of re-entry cases	0	0	0

Note 1: As case processing work may straddle different years, the number of advisory/warning letters issued in a year may not necessarily correspond to the cases confirmed to involve lease breaches during the same year.

Note 2: BD started implementing the enhanced enforcement strategy against UBWs in NTEHs in April 2012. Since then, specified green and amenity facilities are permitted to be retained or installed in existing and new NTEHs, and would not be regarded as lease breaches. Lands D would also withhold lease enforcement action against those UBWs under the reporting scheme for UBWs in NTEHs.

4. According to the records of the Home Affairs Department (HAD), a total of 293 rates exemptions cases were cancelled by HAD from 2011 to 2013 based on Lands D's reports on breaches of lease conditions or unauthorised extensions.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5808)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 359):

1. In the past two years (i.e. 2012 and 2013), how much time and resources has been spent by the Lands Department on inspecting unleased government land? How many complaints about suspected cases of unlawful occupation of government land have been received? How many cases of unlawful occupation of unleased government land have been identified? What is the area of land involved?

2. How many cases of unlawful occupation have led to prosecutions in the past two years? How many were convicted? Has all the unlawfully occupied land been re-instated? If not, why not?

3. How many cases of unlawful occupation of government land finally became lawful upon approval of the application by the unlawful occupier to lease the land?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. Conducting inspections of government sites is part of the overall government land control work carried out by the Lands Department (Lands D). The total staff expenditure involved in carrying out the government land control work was about $76 million in 2012-13 and $78 million in 2013-14. There is no separate breakdown in respect of the expenditure for conducting inspections. Lands D received 8 657 complaint cases in 2012 and 9 637 complaint cases in 2013 of suspected unlawful occupation of government land. Lands D confirmed 7 668 cases in 2012 and 7 589 cases in 2013 of unlawful occupation on unleased government land. Lands D has no readily available information on the area of such land involved.

2. Where the occupants have not complied with Lands D's notices to cease the unlawful occupation and clear the land, Lands D will normally arrange for clearance. In addition, Lands D initiated 19 prosecutions in 2012 with all of the offenders convicted. In 2013, 29 prosecutions were instituted and 22 of the offenders were convicted. If unlawful occupation of government land continues after conviction, Lands D will demolish or fence off the structures as far as practicable.

3. There were 140 and 64 cases of regularisation of unlawful occupation of government land in 2012 and 2013 respectively.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5809)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 360):

1. How many cases of suspected unauthorised felling or damage of trees on private land were received by the Lands Department in each of the past two years, i.e. 2012 and 2013?

2. Of these cases, how many are found to be in breach of the tree preservation clause under lease? Please provide the number of cases referred for prosecution arising from the breach in each year. What are the penalties imposed under such prosecution?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Five cases of suspected unauthorised felling or damage of trees on private land were handled by the Lands Department (Lands D) each year in 2012 and 2013. All five cases in 2012 involved a breach of the tree preservation clause under the land leases. Only one of the five cases in 2013 involved such a breach. Since Lands D acts in the capacity of lessor in enforcing the tree preservation clause under the land leases (which are private contracts executed between the Government and the lessees), prosecution is not applicable.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5810)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 361):

Please provide in table form the numbers of applications involving (1) government leases granted by way of private treaty; (2) licences granted for building small houses on private land; and (3) land granted by way of land exchange for which planning permission to the Town Planning Board under the Town Planning Ordinance is required and planning permission under the Ordinance is not required in the last three years (i.e. 2011, 2012 and 2013) 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's 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 2011 to 2013 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	12	276
Number of applications involving licences granted for building small houses on private land	143	2 660

Number of applications involving land granted by way of land exchange	1	82
Total	**156**	**3 018**

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5811)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 362):

Please provide in table form the numbers of cases involving (1) government leases granted by way of private treaty; (2) licences granted 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. 2011, 2012 and 2013) 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 Lands Department according to the type of grant. The total number of confirmed cases in breach of the alienation restriction and development conditions in the past three calendar years are set out below:

	2011	2012	2013
Number of confirmed cases involving breach of alienation restriction	6	1	2
Number of confirmed cases involving breach of development conditions	1 383	510	415

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5812)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 363):

Please provide in table form a breakdown of:

(i) the number of New Territories small house cases for which premium has been paid and alienation restrictions removed;

(ii) the number of cases where investigation has been initiated into suspected breaches of alienation restrictions or development conditions;

(iii) the number of cases found to be in breach of restrictions or conditions;

(iv) the number of lease enforcement cases;

(v) the number of advisory/warning letters issued; and

(vi) the number of cases where land has been re-entered successfully and the areas involved

in the past three years (i.e. 2011, 2012 and 2013).

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Information on the small house cases for which premium has been paid and alienation restrictions removed, and the cases involving breaches of the alienation restriction and development conditions of New Territories Exempted Houses (NTEHs) (including small houses) in the past three calendar years (2011 to 2013) is set out below:

		2011	2012	2013
(i)	Number of small house cases for which premium has been paid and alienation restrictions removed	493	404	485
(ii)	Number of complaints/self-detected cases involving breach of alienation restriction (Note 1)	1	1	0
	Number of complaints/self-detected cases involving suspected breach of development conditions (Note 1)	1 394	488	299
(iii)	Number of confirmed cases involving breach of alienation restriction (Note 1)(Note 2)	6	1	2
	Number of confirmed cases involving breach of development conditions (Note 1)(Note 3)	1 383	510	415
(iv)	Number of lease enforcement cases with advisory/warning letters issued (all related to breach of development conditions) (Note 1)	468	66	0 (Note 3)
(v)	Number of cases where land has been re-entered successfully and the areas involved	0	0	0

Note 1: As case processing work may straddle different years, the figures in respect of cases in rows (ii), (iii) and (iv) above may not necessarily correspond to the same cases for the years concerned.

Note 2: Such cases have been/are being dealt with by way of regularisation applications on their own merits, subject to payment of the necessary premium, forbearance fee and administrative fee by the licensee of the free building licence or grantee of the land grant.

Note 3: The Buildings Department started implementing the enhanced enforcement strategy against unauthorised building works (UBWs) in NTEHs in April 2012. Since then, specified green and amenity facilities are permitted to be retained or installed in existing and new NTEHs, and would not be regarded as lease breaches. The Lands Department would also withhold lease enforcement action against other UBWs under the reporting scheme for UBWs in NTEHs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5813)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 364):

1. 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 three years (i.e. 2011, 2012 and 2013) in each District Council district.

2. How many inspections were initiated by the Government in each of the last three years to check whether the successful tenderers of the STTs granted have breached any lease conditions? How many breaches were found each year? Was any STT terminated accordingly; if yes, how many?

3. How many STTs for public carparking purpose were not renewed upon expiry with the use of the land changed to housing development in each of the last three years in each District Council district? Please provide details of the lots and the area involved. Have all the sites recovered been disposed of?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The number of short term tenancies (STTs) for public carparking purpose granted in 2011-12, 2012-13 and 2013-14 (up to 31 December 2013) and the land area involved are tabulated below by District Lands Offices (DLOs):

District Lands Offices	2011-12		2012-13		2013-14 (up to 31 December 2013)	
	Number	Area (m²)	Number	Area (m²)	Number	Area (m²)
Hong Kong East	4	11 210	2	14 950	2	6 500
Hong Kong West & South	2	1 801	1	7 360	0	-

District Lands Offices	2011-12		2012-13		2013-14 (up to 31 December 2013)	
	Number	Area (m²)	Number	Area (m²)	Number	Area (m²)
Kowloon East	12	49 930	8	73 260	3	13 650
Kowloon West	11	83 800	1	4 100	4	20 360
Islands	1	21 800	1	24 700	1	21 800
North	3	8 705	8	44 280	5	25 420
Sai Kung	1	2 410	0	-	0	-
Sha Tin	10	30 297	7	34 340	3	12 840
Tuen Mun	3	11 470	4	5 997	1	4 630
Tai Po	0	-	3	17 100	3	31 760
Tsuen Wan & Kwai Ching	20	246 332	5	29 780	0	-
Yuen Long	0	-	0	-	0	-
Total	**67**	**467 755**	**40**	**255 867**	**22**	**136 960**

2. The DLOs conducted 154, 196 and 133 inspections respectively in 2011-12, 2012-13 and 2013-14 (up to 31 December 2013) to STTs for public carparking purpose. Breaches involving 181 such STTs were found, out of which 163 cases have been rectified. The DLOs are following up on the remaining cases. During the period, no STT was terminated due to breach of tenancy conditions.

3. For the past few years, a number of sites disposed of for residential development through public sale or grant of the land to the Housing Authority had required the termination of STTs for public carparking purpose. The information is set out below:

Type of Grant	2011-12	2012-13	2013-14 (up to 31 December 2013)
Sites sold for residential development	1	1	2
Sites granted to Housing Authority	1	-	2

A breakdown of the seven sites mentioned above by district is set out below:

District Lands Office	Number of Sites		
	2011-12	2012-13	2013-14 (up to 31 December 2013)
Hong Kong East	1	1	-
Sha Tin	-	-	1
Tuen Mun	-	-	1
Tai Po	1	-	-
Tsuen Wan & Kwai Tsing	-	-	2

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5815)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 365):

1. Regarding the outsourcing of the management of roadside display of non-commercial publicity materials, will the Government provide by district the names of the consultants, the outsourcing fees and the contract periods?

2. What are the procedures or criteria for deciding which consultants to engage? What are the criteria for assessing the quality and standard of their service?

3. Will the Government approach the consultants for contract renewal upon expiry of the contracts? If yes, what are the reasons? If no, how will the Government engage other contractors to maintain the service in this regard?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Lands Department (Lands D) has outsourced its services in respect of the management of roadside non-commercial publicity materials. The details are as follows:

District	Consultant	Tender Price	Contract Period
Yuen Long, Tuen Mun and North	Memfus Wong Surveyors Limited	$1,498,064	27 July 2012 to 26 July 2014
Sha Tin, Tai Po and Sai Kung	Memfus Wong Surveyors (Property Management) Limited	$1,828,870	27 July 2012 to 26 July 2014

Tsuen Wan, Kwai Tsing and Islands	Shui On Properties Management Limited	$3,010,524	27 July 2012 to 26 July 2014
Hong Kong Island	Shui On Properties Management Limited	$1,350,332	24 August 2013 to 23 August 2015
Kowloon	Shui On Properties Management Limited	$1,528,352	24 August 2013 to 23 August 2015

2. The services were outsourced by way of open tender. Subject to the fulfillment of the mandatory requirements such as qualification and number of staff of the company, years of establishment of the company, no conviction records, etc., the contract is normally awarded to the lowest priced tenderer.

3. Upon expiry of the contracts, Lands D will outsource the services by way of open tender again.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5819)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 367):

1. Given that a number of private recreational leases (PRLs) have expired and are held on a temporary basis, please provide details of the status of all the PRLs. If an agreement to hold over has been executed, please provide the date of execution, the number and expiry date of the lease.

2. In the past two years, how many PRL lessees were found and confirmed to have felled trees in breach of the land grant conditions? Please provide details of the locations and the follow-up actions.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. As at end February 2014, there are a total of 69 Private Recreational Leases (PRLs). Since 2011, 53 PRLs have expired, of which to date 18 PRLs have been renewed. Details of the status of the PRLs are as follows:

I. PRL renewed since 2011			
No.	**Name of PRL Holder**	**Lot No. and Location**	**Expiry Date of Lease**
1	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	24.12.2026
2	Filipino Club	KIL 11222 Wylie Road	25.12.2026
3	India Club, Kowloon	KIL 11223 Gascoigne Road	25.12.2026
4	Kowloon Bowling Green Club	KIL 11217 Austin Road	25.12.2026
5	Kowloon Cricket Club	KIL 11216 Cox's Road	25.12.2026

6	Kowloon Tsai Home Owners Association	KIL 6529 No. 10A Cambridge Road	25.12.2026
7	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	25.12.2026
8	Pakistan Association of Hong Kong Limited	KIL 11220 Princess Margaret Road	25.12.2026
9	South China Athletic Association	KIL 11218 Wylie Path	25.12.2026
10	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	25.12.2026
11	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	25.12.2026
12	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	25.12.2026
13	Hong Kong Golf Club	RBL 1194 Deep Water Bay	25.12.2026
14	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	30.6.2027
15	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	30.6.2027
16	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung	30.6.2027
17	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	30.6.2027
18	Hong Kong Sea Cadet Corps (Area Committee) (renamed as Sea Cadet Council of the Corps)	NKIL 6001 Fung Shing Street, Diamond Hill	30.6.2027
II. PRLs that have expired that are being held over			
No.	**Name of PRL Holder**	**Lot No. and Location**	**Expiry Date of Holding-over Letter**
19	Hong Kong Red Cross	Lot 142 in DD 319 Shek Pik, Lantau Island	31.3.2013 *Note*
20	Hong Kong Playground Association	Lot 667 in DD 2 Mui Wo	31.3.2013 *Note*
21	Jardine's Lookout Residents' Association	IL 8895 No. 2 Creasy Road, Jardine's Lookout	25.3.2014
22	Scout Association of Hong Kong	NKIL 5956 Rutland Quadrant, Kowloon Tong	25.3.2014
23	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	25.3.2014

24	Club De Recreio	KIL 11098 RP No. 20 Gascoigne Road	25.3.2014
25	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11105 and Extension Off Gascoigne Road, King's Park	25.3.2014
26	Hong Kong Chinese Civil Servants' Association	KIL 11048 No. 8 Wylie Road	25.3.2014
27	Scout Association of Hong Kong	Lot 154 in DD 195 Sha Tin	31.3.2014
28	Hong Kong Sea Cadet Corps (Lau Wah Sum & Samuel Derek Oates as Trustees for the Area Committee)	Lot 611 in DD 256 Sai Kung	31.3.2014
29	Bishop of the Roman Catholic Church in Hong Kong	Lot 1318 Cheung Chau	31.3.2014
30	Hong Kong Country Club	RBL 1129 Wong Chuk Hang Road	3.4.2014
31	Chinese Recreation Club, Hong Kong	IL 8875 No. 123 Tung Lo Wan Road	25.4.2014
32	Hong Kong Gun Club	TWTL 399 Chuen Lung, Tsuen Wan	30.4.2014
33	Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 147 SD5 Sai Kung	30.4.2014
34	Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 75 in DD 254 Sai Kung	30.4.2014
35	Hong Kong Girl Guides Association	IL 8894 Wong Nai Chung Gap Road	25.5.2014
36	Yau Yat Chuen Garden City Club Limited	NKIL 6042 7 Cassia Road, Yau Yat Chuen	25.5.2014
37	Scout Association of Hong Kong and The Hong Kong Girl Guides Association	KCTL 391 Wo Yip Hop Road, Kwai Chung	31.5.2014
38	Hong Kong Award for Young People (formerly known as Duke of Edinburgh's Award Hong Kong)	Lot 602 R.P. in DD16 Lam Tsuen, Tai Po	31.5.2014
39	Hong Kong Youth Hostels Association	Lot 235 in DD Ngong Ping Ngong Ping	31.5.2014
40	Kowloon Tong Club	NKIL 5989 Waterloo Road, Kowloon Tong	24.6.2014

41	Hong Kong, China Rowing Association (formerly known as Hong Kong Amateur Rowing Association	STTL 220 Yuen Wo Road, Sha Tin	30.6.2014
42	Outward Bound Trust of Hong Kong Limited	Lot 590 in DD 256 Tai Mong Tsai	30.6.2014
43	Po Leung Kuk	Lot 2411 and Extension in DD 118 Tai Tong	5.7.2014
44	Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 272 Shui Chuen Au Street, Sha Tin	31.7.2014
45	Scout Association of Hong Kong	Lot 1131 in DD 217 Pak Sha Wan	31.7.2014
46	Clearwater Bay Golf & Country Club	Lot 227 in DD 241 Po Toi O	31.7.2014
47	Boys' and Girls' Club Association of Hong Kong	Lot 642 in DD 257 Wong Yi Chau	31.7.2014
48	Hebe Haven Yacht Club Limited	Lot 1138 and Extension in DD 217 Pak Sha Wan	31.8.2014
49	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	31.8.2014
50	Po Leung Kuk	Lot 613 in DD 257 Pak Tam Chung	31.8.2014
51	Hong Kong Jockey Club	STTL 13 Sha Tin	30.9.2014
52	Hong Kong Football Club	IL 8846 No. 3 Sports Road, Happy Valley	25.10.2014
53	The Post Office and Cable & Wireless Recreation Club Limited	IL 8597 RP No. 108 Caroline Hill Road, So Kon Po	Quarterly term
III. PRLs that have not expired			
No.	**Name of PRL Holder**	**Lot No. and Location**	**Expiry Date of Lease**
54	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	19.9.2014
55	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212 Che Keng Tuk	8.10.2014
56	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	28.2.2015
57	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 J/O Ivy Street & Beech Street	9.9.2018

58	Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	31.8.2020
59	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	24.5.2021
60	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	25.12.2021
61	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	30.6.2023
62	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	18.1.2024
63	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	3.11.2024
64	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	24.6.2025
65	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	18.10.2031
66	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	23.6.2034
67	Directors of the Chinese Young Men's Christian Association of Hong Kong	STTL 366 2 On Chung Street, Shatin	30.6.2047
68	Royal Hong Kong Yacht Club	ML 709 Kellett Island	19.2.2056
69	Hong Kong Girl Guides Association	KIL 10734 Junction of Gascoigne Road and Wylie Road	25.12.2056

Note : The renewal of the lease has been agreed in principle and is in the final stage of documentation.

2. In the past two years, one PRL holder was found to have felled and pruned trees without prior approval in breach of the lease conditions. The concerned site is located in Sai Kung. The Lands Department has been following up with the PRL holder on the lease breach and will take necessary lease enforcement action, including requiring compensatory replanting as appropriate.

Reply Serial No.

DEVB(PL)373

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5820)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 368):

1. How much land has been granted to the offices set up by the Central People's Government (CPG) in the Hong Kong Special Administrative Region (HKSAR) (including the Liaison Office, the Ministry of Foreign Affairs and the Chinese People's Liberation Army) over the past five years? Please provide, by date of land grant, the names of the offices, the locations of the sites/lots, the area of the sites, the conditions of land grant and the land premium involved.

2. Is the Government processing any application for land grant made directly or via the Security Bureau by the offices set up by the CPG in the HKSAR? What are the details?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The land grants executed by the Lands Department by way of lease to the offices set up by the Central People's Government (CPG) in the Hong Kong Special Administrative Region (HKSAR) during the period between 1 April 2009 and 28 February 2014 are set out in the table below:-

Item	Execution date of land document	Name of the Grantee	Lot Number & Location	Transaction Type (Approx. site area) [Premium]
1.	20 July 2010	Liaison Office of the CPG in the HKSAR	RBL 1189 Note 1 21 Tai Tam Road, Stanley	Land exchange (1 288 m^2) Note 2 [$9,980,000]
2.	9 November 2011	Ministry of Foreign Affairs of the People's Republic of China	Extension to IL 8893 Note 3 42 Kennedy Road and 6 Borrett Road, Mid-Levels	Lot extension (2 100 m^2)Note4 [$1,000]

Note:

1. RBL 1189 is restricted for use as "a block of flats for private residential purposes".

2. The site area is the area of the new lot granted. The area of the old lot surrendered is 1 091.6 m^2. The net additional area granted is 196.4 m^2.

3. The user of the extension is same as the parent lot IL 8893 which is restricted for use as "an Office of the Ministry of Foreign Affairs of the People's Republic of China and such ancillary staff residential accommodation".

4. Area of the lot extension.

5. Lease modification which involves no grant of additional government land is excluded.

2. There is no application for land grant from the offices set up by the CPG in the HKSAR being processed by the Lands Department as of February 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5825)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 371):

1. What is the situation of unauthorised structures found on agricultural land in each district in each of the last three years? What is total area of agricultural land found with unauthorised structures? What are the details and the progress of the follow-up actions?

2. In relation to the above, where statutory orders have been issued to persons in breach of regulations to reinstate the agricultural land or clear the unauthorised structures, how many of the orders have yet to be complied with after they have expired for one to three years, four to six years, seven to nine years, and ten years or above? Has the Government considered or will it consider re-entering the private agricultural land? What are the areas and the districts involved?

3. The Government has indicated that enforcement against unauthorised structures on private agricultural land will be stepped up in the coming year. What are the details of the initiative?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The relevant statistics regarding unauthorised structures erected on private agricultural land identified by the Lands Department (Lands D) in the course of its work in each district in the past three calendar years (2011 to 2013) are as follows:

Year 2011

District Lands Office	Number of cases identified (a)	Number of cases with warning letters issued (b)	Number of cases with warning letters registered in the Land Registry (c)
Hong Kong East	0	0	0
Hong Kong West & South	0	0	0

Kowloon East	0	0	0
Kowloon West	0	0	0
Islands	4	0	0
North	144	6	1
Sai Kung	101	0	0
Shatin	5	1	0
Tuen Mun	20	3	11
Tai Po	0	1	0
Tsuen Wan & Kwai Tsing	44	18	1
Yuen Long	285	131	67
Total	603	160	80

Year 2012

District Lands Office	Number of cases identified (a)	Number of cases with warning letters issued (b)	Number of cases with warning letters registered in the Land Registry (c)
Hong Kong East	0	0	0
Hong Kong West & South	0	0	0
Kowloon East	2	0	0
Kowloon West	0	0	0
Islands	14	8	2
North	109	90	96
Sai Kung	137	48	16
Shatin	9	9	4
Tuen Mun	23	1	2
Tai Po	23	19	5
Tsuen Wan & Kwai Tsing	10	4	3
Yuen Long	279	247	153
Total	606	426	281

Year 2013

District Lands Office	Number of cases identified (a)	Number of cases with warning letters issued (b)	Number of cases with warning letters registered in the Land Registry (c)
Hong Kong East	0	0	0
Hong Kong West & South	0	0	0
Kowloon East	0	0	0
Kowloon West	0	0	0
Islands	4	7	3
North	127	133	69
Sai Kung	23	63	25

Shatin	7	2	3
Tuen Mun	27	9	0
Tai Po	83	76	38
Tsuen Wan & Kwai Tsing	17	16	11
Yuen Long	333	222	138
Total	621	528	287

Note: As case processing work may straddle different years, the number of cases under column (a), the number of warning letters issued in column (b) and those registered in the Land Registry in column (c) may not necessarily correspond to each other.

Lands D does not have readily available information on the total area of the agricultural land found with unauthorised structures.

2. During the three years between 2011 and 2013, Lands D issued statutory orders under section 12 of the Land (Miscellaneous Provisions) Ordinance, Chapter 28 requiring the lessees to demolish the unauthorised structures in 12 cases where the structures were mainly straddling private land and government land, in which partial demolition of the structures on government land is not practicable, or vacant at the time when the cases were identified. Among the 12 cases, there is only one case (in Islands District) where the order expired for about two years and has not been complied with. In that case, Lands D has withheld lease enforcement action pending the court hearing of the legal challenge taken by the lessee against Lands D's enforcement action.

3. Lands D will, when exercising its authority under the lease and under relevant legislation, adopt a more proactive approach towards containing the proliferation of unauthorised structures on private agricultural land. For instance, Lands D will draw up new patrol routes for more effective detection of such cases. We will also employ new methodologies such as photogrammetric means to assist the surveillance, identification, measurement and investigation work. For confirmed cases of breach of lease conditions, Lands D will, further to the registration of warning letters at the Land Registry, proceed to take re-entry action if the breach is not purged in good time.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5826)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 372):

1. What was the area of land allocated to each government department on a temporary basis in each of the past three years? Please provide the information broken down by year, government department and land use. For how long is the land allocated on a temporary basis?

2. Has the Government monitored the use of the land to see if it is left idle after being allocated to other government departments? If yes, please provide details. Will the Lands Department ask other government departments to return the land left idle for other uses? If not, why not?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. 126.94 hectares (ha), 69.46 ha and 83.10 ha of land were allocated respectively in 2011, 2012 and 2013 to government departments on a temporary basis to facilitate the implementation of government projects or provision of government services. These temporary land allocations are mainly granted to the Civil Engineering and Development Department, Food and Environmental Hygiene Department, Home Affairs Department, Leisure and Cultural Services Department, Highways Department, Drainage Services Department, Water Supplies Department etc. for purposes such as works areas, open space 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 400 allocations to government departments are involved in 2011, 2012 and 2013, we have not compiled the details of all allocations for the purpose of this reply.

2. Government bureaux/departments are responsible for the management and maintenance of the sites allocated to them. The Lands Department (Lands D) has taken steps to remind the bureaux/departments of their responsibilities to supervise and monitor the use and occupation of the sites held under Government Land Allocations. In case the site is no longer required by the bureau/department, it should be returned to Lands D for subsequent disposal.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5829)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 373):

Regarding the case of Gig Lok Monastery found to have unlawfully occupied government land for columbarium use since 2010, please provide the following details:

i) How many site inspections has the Lands Department conducted?

ii) How large in size is the government land confirmed to have been unlawfully occupied?

iii) How many land control actions have been taken and how many statutory orders issued? Have all the demolition orders expired? What are the details?

iv) Have all the statutory orders been complied with, for example, demolition of all the structures on government land? If not, what follow-up actions will the Government take? Will the unlawful occupier(s) be prosecuted?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The responses to the four questions are as follows:-

i) 55 site inspections to Gig Lok Monastery (GLM) have been conducted by District Lands Office/Tuen Mun (DLO/TM) since 2010.

ii) About 1 280 square metres (m^2) of government land was found occupied by GLM at the date of first discovery, and currently about 140 m^2 of government land is found to be occupied by GLM.

iii) DLO/TM issued a total of seven statutory notices under the Land (Miscellaneous Provisions) Ordinance (Cap. 28), requiring GLM to cease occupation of government land, and all of them have expired.

iv) Of the seven statutory notices issued, three posted on the unauthorised structures erected on government land have been complied with. Four notices posted on the government land portion of the unauthorised structure which straddles government land and the private land owned by GLM have not been complied with.

GLM was prosecuted by the Government and fined by the Court (for $13,200, $10,000 and $8,000 respectively) for the non-compliance of three notices. DLO/TM has already commenced a fresh round of prosecution action against the non-compliance of the latest notice posted on site.

The Lands Department will continue to closely monitor this case and take appropriate legal action.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5982)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 370):

1. How many private columbaria are still in operation notwithstanding that their operation are in breach of lease conditions or that 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 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 these 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 relevant details?

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 does the Government expect all the unauthorised columbaria to be banned?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The responses to 1-5 of the question are as follows:

1. There are 61 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 March 2014 which has been uploaded to the website of DEVB for public inspection (www.devb.gov.hk). The List is updated quarterly.

2. In 2013, the Lands Department (Lands D) received 20 complaints against suspected cases of unauthorised columbaria. Three of these complaints are under investigation. The remaining 17 complaints, involving 14 cases, have been handled. Among these 14 cases, two have been identified as confirmed cases of unauthorised columbaria and have been included in Part B of the List, and the rest are not for columbarium use.

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, consider taking further land control action including prosecution.

Lease enforcement and land control actions taken by Lands D against unauthorised columbaria in 2013 are set out in the following table:

Number of site inspections (involving suspected/confirmed unauthorised columbaria)	516
Number of advisory/warning letters issued (involving 13 confirmed unauthorised columbaria and five suspected unauthorised columbaria)	33
Number of notices issued under section 6(1) of the Land (Miscellaneous Provisions) Ordinance (Cap. 28)	15
Number of prosecution cases under Cap. 28 in respect of illegal occupation of government land (including three convicted and one acquitted of offence)	4

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 2014-15 will be maintained at around the same level as in 2013-14. 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 and November 2013 on the legislative proposals about regulating private columbaria. The Administration is now finalising the detailed provisions of the draft legislation with a view to introducing the relevant Bill into LegCo by the second quarter of 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4810)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 270):

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.

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 implementation of the designated use 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4812)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 274):

In the past five years, 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. Of these applications, how many were approved; how many were rejected; and 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 140 valid applications in the past five years from 1 April 2009 up to the end of February 2014 for lease modification or land exchange involving change of the permitted use in the lease and assessment of premium. Out of them, 20 cases had been approved and executed, 25 cases were withdrawn, four cases were rejected and 91 cases were under processing as at the end of February 2014. 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	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
2	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

3	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
4	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
5	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
6	28 November 2011	Agricultural and building	YLTL 526 Tai Kei Leng, Yuen Long	Residential	414,120,000	34 500
7	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
8	23 May 2012	Agricultural	Lot 4810 in DD 104 Ngau Tam Mei, Yuen Long	Religious institution	33,640,000	2 578
9	11 September 2012	Agricultural	Lot 1868 in DD Cheung Chau Wo Shun Lane, Cheung Chau	Residential	41,360,000	1 610
10	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
11	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

12	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
13	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
14	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
15	3 April 2013	Godown	NKIL 5881 6 Wang Kwong Road, Kowloon Bay	Non-residential (excluding hotel, petrol filling station and residential care home)	1,334,580,000	2 000
16	16 May 2013	Industrial or godown or both	KTIL 759 180 Wai Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home)	1,955,820,000	3 710
17	16 May 2013	Industrial and /or godown	KCTL 193 25 Kin Hong Street, 26-34 Kin Chuen Street and 659 Castle Peak Road Kwai Chung, Kwai Chung	Hotel	414,890,000	2 323
18	27 June 2013	Industrial or godown or both	KTIL 505 sA 97 How Ming Street, Kwun Tong	Hotel	167,930,000	929
19	27 January 2014	Parking of goods vehicles and a public transport terminus	TYTL 135 31 Tsing King Road, Tsing Yi	Non-industrial purposes (excluding hotel, office, private residential, godown, petrol filling station and off-course betting centre), lorry park and public transport terminus	1,261,510,000	15 300

20	18 February 2014	Agricultural	Lot 2300 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential	17,400,000	1 218

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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4814)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 277):

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? How much is estimated to be spent on compensation for land resumption in the coming year?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

A total of 62 land resumption cases were launched for implementation of public works projects in the past five financial years. The projects are mainly for sewerage, drainage, roads, 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 (excluding Outlying Islands)	Outlying Islands
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)
2013-14	0	1 (0.23)	10 (61.79)	2 (2.21)

The compensation payments for on-going and the above newly launched land resumption cases in the past five financial years are about $394 million in 2009-10, $1,534 million in 2010-11, $329 million in 2011-12, $1,810 million in 2012-13 and $1,595 million (up to end of February 2014) in 2013-14. The estimated compensation for ongoing and newly launched land resumption cases in the financial year 2014-15 is about $2,817 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4827)

Head: (91) Lands Department

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

Programme: (5) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 224):

On squatter control and clearance, will the Administration please provide the following information:

(a) the locations and details of the unauthorised structures demolished in 2013; the locations of the unauthorised structures expected to be demolished in 2014 and the relevant work schedule;

(b) the details of the locations and land ownership of the 3 834 structures expected to be cleared in programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) in 2014, the work schedule and the expenditure involved.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply for:

(a) In 2013, the Lands Department (Lands D) demolished 259 unauthorised squatter structures on government land. The location and details of the unauthorised structures are as follows:

District	No. of unauthorised structures demolished
Hong Kong	24
Kowloon	12
Tsuen Wan & Kwai Tsing	66
Islands	17
Sai Kung	2
Shatin	16
Tai Po	16
North	36
Tuen Mun	44
Yuen Long	26
Total	259

Lands D will take squatter control action to demolish the unauthorised structures on government land when they are identified through patrol or receipt of complaints/referrals. For this reason, we do not have estimates on the designated locations or work schedule for the demolition of unauthorised structures in 2014.

(b) The structures estimated to be cleared in 2014 under programmed development clearances and emergency clearances are spread across different districts (involving both government land and private land) in which the programmed exercises are expected to take place. Subject to further surveys, the ballpark distribution is as follows:

Location	Estimated Number of Structures
Hong Kong	7
Tsuen Wan	287
Shatin	269
Sai Kung	138
Tai Po	570
North	820
Tuen Mun	1743

Clearance actions will be scheduled to meet different site requirement dates according to the implementation timetable of programmed developments. The expenditure involved in undertaking the clearance works in 2014 is estimated to be about $25 million. Land ownership details can only be ascertained upon completion of pre-clearance surveys.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4828)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 225):

Regarding the preparatory work on resumption and clearance of land required for proposed new projects such as formation of housing sites and their associated works in Tuen Mun Area 54, and the New Development Areas (NDAs) in Kwu Tung North and Fanling North, what preparatory work is to be undertaken by the Administration and what is the timetable for land resumption and clearance? Given that the planning of the North East New Territories NDAs is still under deliberation by the Town Planning Board, will the Administration "jump the gun" with the resumption and clearance work? If yes, what are the expenditure and additional manpower involved respectively?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

For the project in Tuen Mun Area 54, the preparatory work for land resumption and clearance required in 2014 includes seeking approval to the land resumption and gazettal of resumption notices in accordance with the procedures required under the relevant ordinances, planning for land clearance, assessment of compensation offers and following up on rehousing arrangements for eligible occupants. According to plan, we will resume and clear the land required for the project in the second half of 2014.

For the Kwu Tung North and Fanling North New Development Areas project (the Project), as it will be implemented in phases, land resumption and clearance will be scheduled to meet the development programme of each phase of the Project. Preparatory work for land resumption in 2014 covers various aspects such as providing input on various consultancy studies in connection with the Project, examining and updating ownership/occupation status of land affected, identifying affected items and features such as burial ground, graves and urns (kam taps), etc. About 36 staff involving an estimated expenditure of $14 million will be deployed in 2014-15 to undertake such preparatory work.

Actual land resumption and clearance for the Project will take place only after the Project is approved in accordance with the established statutory and administrative procedures.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4829)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 226):

In respect of the net increase of 79 posts for land administration, resumption and clearance work in 2014, could the Administration advise this Committee in detail of the ranks, duties and salaries of these posts?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

In 2014-15, there will be a net increase of 79 posts under Programme 1. The composition and salaries of the additional posts are set out below:

Rank	Additional Posts*	Annual Salary Provision Per Post
Senior Estate Surveyor	2	$1,153,800
Estate Surveyor	12	$808,440
Chief Land Executive	1	$960,000
Senior Land Executive	4	$772,920
Land Executive	20	$472,140
Land Inspector I	13	$374,400
Land Inspector II	17	$236,100
Senior Survey Officer (Estate)	3	$494,340
Survey Officer (Estate)	4	$227,460
Field Officer I	1	$472,140

Field Assistant	2	$209,820
Accounting Officer II	1	$393,120
Executive Officer I	1	$621,900
Assistant Clerical Officer	1	$222,420
Clerical Assistant	3	$173,520
Total	85*	

* The creation of the 85 additional posts listed above will be partly offset by deletion of six existing vacancies which do not have to be filled in the short term having regard to prevailing operational needs. The net increase is therefore 79 posts.

Of the 85 posts to be created, 59 will be deployed to support the Administration's land development efforts (including site trawling, land disposal, land acquisition and clearances). The remaining posts will mainly be deployed to strengthen our work in lease enforcement including enforcement against unauthorised structures on private agricultural land in the New Territories, tree inspection and general land administration.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4830)

Head: (91) Lands Department

Subhead (No. & title): (221) Clearance of government land – ex-gratia allowances

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 227):

Regarding clearance of government land – ex-gratia allowances, could the Administration provide details of the actual expenditure and the projects involved in 2013? As to the estimated expenditure in 2014, does it include any provision for the North East New Territories New Development Areas Project?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

In the financial year of 2013-14 (up to end of February 2014), ex-gratia allowances in the sum of $0.519 million had been paid for the following clearances of government land:

(a) clearance for environmental improvement on Hong Kong Island and in Kowloon;
(b) clearance for improvement works on slopes in Kwai Tsing and Sha Tin; and
(c) clearance for land disposal in Sha Tin.

The estimated expenditure in the financial year of 2014-15 does not include any provision for the clearance of government land arising from the Kwu Tung North and Fanling North New Development Areas Project (the North East New Territories New Development Areas (NDAs) project has been revised. The Kwu Tung North and Fanling North NDAs will be taken forward first, while the Ping Che/Ta Kwu Ling NDA will be replanned and is included in the new study on New Territories North.) which, being a public works project, falls under a different expenditure item. No government land required for the Project is due for clearance in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4837)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 262):

Please provide 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 five years.

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 Land (Miscellaneous Provisions) Ordinance (Cap. 28), which may lead 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 five calendar years (2009 to 2013), 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
2009	0	5 486
2010	4	7 022
2011	4	6 909
2012	4	8 154
2013	1	7 358

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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5934)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 215):

Regarding land granted by way of short term tenancy (STT), will the Administration inform this Committee of:

1. the total area of land currently granted by way of STT in Hong Kong;

2. the total area of land granted by way of STT in each District Council district;

3. the total income generated from STT in each of the past five years?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

1. The total area of land granted in 2013 by way of short term tenancy (STT) is 74.94 hectares (ha).

2. The breakdown by District Lands Office is tabulated below:

District Lands Office	Land granted in 2013 by STT Area (ha)
Hong Kong East	1.27
Hong Kong West & South	4.25
Kowloon East	13.13
Kowloon West	12.44
Islands	6.42
North	6.32
Sai Kung	4.84
Sha Tin	4.66
Tuen Mun	6.13
Tai Po	4.17
Tsuen Wan & Kwai Ching	10.19

Yuen Long	1.12
Total	74.94

3. The STT rental revenues collected in the past five financial years are listed below: -

Financial Year	Amount of STT Rental Revenue (in $ millions)
2009-10	1,050.2
2010-11	1,062.6
2011-12	1,283.0
2012-13	1,307.8
2013-14 (up to 28 February 2014)	1,085.1

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6583)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 216):

Regarding small house development:

1. What is the estimated demand for small houses in the coming ten years in respect of the area covered by each outline zoning plan or development permission area (DPA) plan?

2. The Planning Department is preparing DPA plans for the opening up of the Frontier Closed Area and country park "enclaves" where land will be reserved for Village Type Development based on the estimated demand for small houses in the coming ten years. How are the projected figures of demand arrived at?

3. In regard to the above, is the projection of the demand for small houses in the coming ten years simply based on the information provided by the representatives of the recognised indigenous villages? Has the Lands Department verified the information? If yes, what are the procedures?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Government has not collected up-to-date estimated demand for small houses from all eligible indigenous villagers of all recognised villages areas of which are covered by Outline Zoning Plans (OZPs) or Development Permission Area (DPA) plans. Under the current practice, the Village Representative of a recognised village will only be consulted on the 10-year small house demand forecast for his particular village via the Lands Department (Lands D) when the Planning Department proposes a "Village Type Development" zone on a particular statutory plan to be made or amended by the Town Planning Board (TPB) or on request when the TPB considers planning applications for small house development in the village. To facilitate consideration by the TPB, Lands D will also provide information on the number of outstanding small house applications and the number of successful applications in recent years in the relevant recognised village. The forecasts for individual villages so obtained are not updated on a regular basis outside the context of the zoning

proposals or the planning applications.

Lands D is not in a position to verify the 10-year demand forecasts obtained in the above circumstances. This is because the number of eligible indigenous villagers who are 18 years old or above in a recognised village would change with the birth, growth and passing away of indigenous villagers. Besides, whether or not an indigenous villager would apply for a small house grant is dependent on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years or above will submit an application. Notwithstanding the difficulties with verifying the demand, it should be noted that the demand for small houses is not the only factor for consideration when the Government draws up a "Village Type Development" zone in a statutory plan and when the TPB considers planning applications in relation to small houses in other land use zonings.

Reply Serial No.

DEVB(PL)388

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5865)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 44):

1. How many hectares of agricultural land in the New Territories are estimated to be resumed this year? What are the estimated administrative expenses involved?

2. Of the agricultural land estimated to be resumed this year, how many hectares are located within the North East New Territories New Development Areas (NENT NDAs) (please show the locations on a map)? What is the percentage share in administrative expenses for NENT NDAs?

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

1. It is estimated that about 22 hectares of private agricultural land in the New Territories will be resumed in 2014 to make land available for various public works and public housing development projects. The expenses for the manpower involved in undertaking land resumption and clearance in 2014 are estimated to be about $39 million.

2. There is currently no plan to resume private agricultural land located within the Kwu Tung North and Fanling North New Development Areas in 2014.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4113)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 68):

Over the past five years, 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 used for building small houses? What are the estimated expenditure and manpower required for handling this task in 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

Over the past five years (from 2009 to 2013), the Lands Department (Lands D) received a total of 11 358 small house applications. As at end of February 2014, the number of small house applications being processed was 7 842 and the number of applications pending processing was 4 068.

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, depending on the nature and complexity of the issues encountered 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.

According to the Planning Department, the total land area covered by statutory plans is about 59 356 hectares (ha), and about 5.6% of land on statutory plans in Hong Kong (or about 3 326 ha) is zoned "Village Type Development". 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.

There are at present 17 active “village expansion areas” with a total area of about 41 ha. within which sites are still available for small house development.

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 around 100 staff will be involved in handling small house applications in 2014-15, involving an estimated staff expenditure of $39.8 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4114)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 70):

What are the expenditure and manpower involved for inspections to identify any unlawful occupation of government land for the past five years? 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 2014-15?

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 (2009 to 2013), a total of 1 748 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.

In the past five financial years (2009-10 to 2013-14), an average of 208 staff were involved in land control work (which covers not only unlawful occupation of government land but also other duties such as grass cutting, tree management, display of roadside banners, etc.), 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 2014-15, around 213 staff are expected to carry out land control work, involving an estimated staff expenditure of about $81 million.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4115)

Head: (91) Lands Department

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

Programme: (6) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 72):

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? 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 2014-15?

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 private land regularly for the purpose of identifying cases of unauthorised excavation. Lands D mainly acts on such cases upon receipt of complaints, referrals or enquiries. In the past five calendar years (2009 to 2013), Lands D received and followed up on one enquiry concerning unauthorised excavation on private land leading to development. Tackling such cases is part of the Department's overall lease enforcement work. We do not have a separate breakdown of the resources involved solely for handling this specific task.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4116)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 73):

How many cases have been in breach of the requirements regarding New Territories exempted houses in the last five years? What are the estimated expenditure and manpower required by the Lands Department for handling the task in 2014-15?

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 (2009 to 2013) is 882, 934, 1 383, 510 and 415 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, we are unable to provide a separate breakdown on the number of staff and staff cost solely for handling breach of development conditions of NTEHs.

Reply Serial No.

DEVB(PL)393

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4858)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 75):

Why is there a substantial increase in the number of structures cleared in programmed squatter clearances or emergency clearances from 812 in 2013 to the estimated figure of 3 834 in 2014? What are the estimated expenditure and manpower required by the Lands Department for handling the task in 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

The increase is mainly due to the re-scheduling of clearance projects scheduled for 2013-14 to 2014-15. The manpower and expenditure involved in undertaking the clearance work in 2014-15 are estimated to be about 58 officers and $25 million respectively.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4859)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 76):

Over the past five years, 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 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

Rebuilding of New Territories Exempted Houses including Small Houses

Over the past five calendar years (from 2009 to 2013), the number of applications received for rebuilding New Territories Exempted Houses (NTEHs) (including small houses) was 3 118. As at 28 February 2014, the number of rebuilding applications being processed was 1 992 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 71 and the estimated staff expenditure is $31.1 million in 2014-15. 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 2009 to 2013), the number of applications received for rebuilding squatter structures for domestic use was 192. As at 28 February 2014, the number of rebuilding applications being processed was 44 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.

Reply Serial No.

DEVB(PL)395

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4860)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 77):

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? How long on average does it take for the Department to resolve a rural land dispute? What are the estimated expenditure and manpower required for handling this task in 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

During the past five years (from 1 April 2009 to 28 February 2014), the Lands Department (Lands D) received and handled 90 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, and hence we are unable to provide a separate breakdown in respect of the specific expenditure and manpower involved solely for handling such cases.

Reply Serial No.

DEVB(PL)396

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4861)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 78):

What are the estimated expenditure 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 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

As far as the planning of New Development Areas and new town extensions is concerned, the Lands Department is mainly involved in work relating to land resumption, clearance, land allocation and preparatory work for land disposal. No expenditure and manpower will be incurred in 2014-15 for these areas of work for the proposed Hung Shui Kiu New Development Area and Tung Chung New Town Extension which are still in the planning stage. For the proposed Kwu Tung North and Fanling North New Development Areas in North East New Territories, about 36 staff involving an estimated expenditure of $14 million will be earmarked in 2014-15 for preparatory work falling under the Department's purview.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4865)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 82):

Regarding investigations into the construction of unauthorised structures in small houses, how much has been spent and what amount of manpower has been deployed over the past five years? How many cases of unauthorised structures 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 unauthorised structures? What are the estimated expenditure and manpower required by the Department for handling this task in 2014-15?

Asked by: Hon. KWOK Ka-ki

Reply:

The Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) (including small houses) in accordance with the Buildings Ordinance (Cap. 123) and the prevailing building safety enforcement policy. Where the UBWs constitute a breach of lease conditions (normally a breach of the development conditions, e.g. number of storeys and building height), the Lands Department (Lands D) would take appropriate lease enforcement action having regard to the enforcement action taken or to be taken by BD according to the law.

Given the large area of land in Hong Kong, it is impracticable for Lands D to inspect every piece of land regularly. Lands D mainly acts upon receipt of complaints, referrals, or enquiries. The numbers of confirmed cases involving breach of development conditions of NTEHs (including small houses) in the past five calendar years (2009 to 2013) are 882, 934, 1 383, 510 and 415 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 for handling breach of development conditions of NTEHs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6013)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 147):

Could this Committee be informed of the following:

1. How many of the 4 076 employees of the Lands Department are on the Directorate Pay Scale and what are their respective ranks?

2. In respect of salaries, allowances, job-related allowances and personnel related expenses, what is the amount spent on each item for the directorate staff and what are their respective percentages in the total expenses?

Asked by: Hon. LEUNG Kwok-hung

Reply:

1. There are 46 directorate posts in the Lands Department. A breakdown of these posts is as follows:

Rank	No. of posts	Salary Range (per month)
Director	1	$191,400 – $197,150 (Directorate Pay Scale Point D5)
Deputy Director	4	$158,850 – $173,350 (Directorate Pay Scale Point D3)
Assistant Director	11	$136,550 – $149,350 (Directorate Pay Scale Point D2)
Chief Professional or equivalent	30	$115,050 – $125,800 (Directorate Pay Scale Point D1)
Total	46	

2. There are no separate breakdowns relating to the allowances, job-related allowances or personnel related expenses of directorate officers. The salary payment of directorate officers will account for about 4.2% of the total salary provision of the Department in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6014)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 148):

Regarding the staff establishment and operational expenses under Programme (1):

1. How many of the 2 913 employees are on the Directorate Pay Scale and what are their respective ranks?

2. In respect of salaries, allowances, job-related allowances and personnel related expenses, what is the amount spent on each item for the directorate staff and what are their respective percentages in the total expenses?

3. Please list the amount of departmental expenses and non-recurrent expenditure (if any) under this programme.

Asked by: Hon. LEUNG Kwok-hung

Reply:

1. There are 31 directorate posts working solely on land administration work under Programme (1), excluding nine directorate posts involved not only in Programme (1) but also in areas of work under other programmes. A breakdown of these posts is as follows:

Rank	No. of Posts	Salary Range (per month)
Deputy Director	2	$158,850 – $173,350 (Directorate Pay Scale Point D3)
Assistant Director	7	$136,550 – $149,350 (Directorate Pay Scale Point D2)
Chief Professional or equivalent	22	$115,050 – $125,800 (Directorate Pay Scale Point D1)
Total	31	

2. There are no separate breakdowns relating to the salaries, allowances, job-related allowances or personnel related expenses of directorate officers in respect of Programme (1).

3. The 2014-15 estimate of departmental expenses under Programme (1) is about $365 million. There is no provision for non-recurrent expenditure.

Reply Serial No.

DEVB(PL)400

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6020)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 467):

Could the Administration inform this Committee of the following:

(1) What were the reasons for clearing squatter structures in the past five years? Please provide in table form (reference may be made to the following table and please indicate what "Others" refer to) the numbers of cases involving:

	Unauthorised extension	Unauthorised transaction	Change of materials	Fire/Landslide	Others
2009					
2010					
2011					
2012					
2013					

(2) What is the estimated expenditure required for the clearance for 2014-15?

(3) Many squatter residents living in the New Territories said that they were not familiar with the law and did not know they were not allowed to repair the squatter structures or raise the roofs without permission. But the structures need to be repaired or the roofs raised for heat insulation in order to improve the living conditions. In the end they were asked by the Squatter Control Unit to demolish their structures. With the clearance and resumption of the land, the residents were made homeless. Given that the residents are not familiar with the law and some alterations (e.g. raising the roofs for heat insulation) are justifiable, will the Administration review the existing squatter policy, relax the restrictions or deal with the breaches leniently?

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) The Government conducted a territory-wide Squatter Control Survey in 1982 (SCS) during which the locations, dimensions, height, building materials and use of squatter structures were recorded (the SCS Record). These surveyed structures, still unauthorised and temporary in nature, are tolerated until they cease to exist or are required to be cleared for development, environmental improvement or safety reasons. Moreover, the locations, dimensions, height, building materials and use of these surveyed structures should comply with the SCS Record. Non-compliance may result in cancellation of the squatter from the SCS Record and eventually clearance. The Lands Department (Lands D) does not have readily available statistics giving a breakdown of the number of surveyed structures cleared by the reasons prompting the clearances.

(2) The estimate of demolition cost for 2014-15 is about $2.89 million.

(3) Under the squatter control policy, repair of surveyed structures is allowed, provided that approval of the respective Squatter Control Office is obtained and there is no change to the location, dimensions, height, building materials and use as recorded in the 1982 SCS. If the surveyed structure deviates from the SCS Record, Lands D will issue a warning letter to the occupier(s) requiring rectification of the irregularities before a specified date, failing which the concerned SCS Record will be cancelled and appropriate enforcement action will be taken by Lands D. In case any occupiers are rendered homeless due to the clearance action, they will be accommodated in the transit centres of the Housing Department. At this stage, the Administration has no plan to change the current policy on surveyed structure.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5518)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 77):

According to the recommendations by Public Accounts Committee (PAC) Report No.61 concerning "Direct land grants to private sports clubs at nil or nominal premium" in order to ensure the proper and effective use of the private recreational leases (PRLs) sites, PAC urges the Home Affairs Bureau (HAB) and the Lands Department to (a) clearly define the scope and responsibility between them in conducting inspections on PRL sites and to formulate plans on how such inspections should be conducted on a routine basis; and (b) draw up a set of assessment guidelines to ensure that only a reasonable proportion of the land on the PRL sites will be used for social and ancillary facilities. Will the Administration inform this Committee the Lands Department's work plan for the two tasks for 2014 with the provision and manpower to be deployed and the estimated date of completion of the two tasks? On the other hand, how will the Lands Department collaborate with HAB to facilitate the two tasks?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

In the course of the comprehensive review of the policy on Private Recreational Leases (PRLs), the Lands Department (Lands D) will work with the Home Affairs Bureau (HAB) to strengthen the enforcement of lease conditions through inspections, to define the scope and responsibility between the Lands D and HAB on enforcement, and to assist HAB in drawing up guidelines regarding the proportion of the land on PRL sites that can be used for ancillary facilities.

In the meantime, apart from conducting site inspections in the context of processing lease renewals, Lands D will advance the inspection of sites where lease renewals are not yet due. The work related to the above tasks is absorbed by the existing staff of Lands D as part of their overall land administration duties, and hence we are unable to provide a separate breakdown of the expenditure and manpower involved solely for the tasks.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5161)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 66):

Could the Administration explain why the number of cases of lease modifications, exchanges and extensions decreased from 119 in 2012 to 91 in 2013 while the number of flats for the same period decreased from 6 864 to 929? Was there any effect on the expenditure?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The estimated flat number through lease modifications, land exchanges and extensions depends on the scale of development involved in the lease modifications, land exchanges and extensions concluded during the year in question. The conclusion of lease modification, land exchange and extension applications depends on progress with various aspects, such as finalisation of development parameters and other terms in the leases, resolution of any technical constraints, local consultation (if required) and negotiations on premium. It is an interactive and dynamic process during which the applicants' development proposals and decisions may also be influenced by the market. The number of applications concluded and the number of flats involved do vary from one year to another. Since it is part of the Lands Department's regular duties to process the applications in hand, the outturn has no effect on expenditure for the year.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5162)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 67):

In 2014-15, the Lands Department will continue to streamline and expedite the processing of lease modifications, land exchanges and premium assessments. Will the Administration inform this Committee:

(1) of the average time and expenditure required for processing lease modifications, land exchanges and premium assessments; and

(2) whether any target, including the average time and expenditure required, has been set for streamlining and expediting the processing of lease modification, land exchanges and premium assessments? If yes, what are the details; if no, what are the reasons?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The processing of lease modification/land exchange applications and the process of premium assessments cut across different offices in the Lands Department (Lands D). Some staff work on specific areas 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.

The following table shows the average time taken by Lands D in processing the lease modification and land exchange applications that were executed in 2013.

	Number of cases executed in 2013	Average number of days from validated application to execution of lease documents (Note)
Lease modification	84	149
Land exchange	5	302
Total	89	158

Note : The average time indicated does not include “non-counting days” which are the time taken for processes that cannot be controlled by the Department, e.g. applicants applying for planning permission for their proposed development schemes, preparing the necessary technical assessments, proving legal title to the private lots involved and premium negotiations. The time taken to complete processing of an application varies from case to case depending on factors such as the complexity of the case and the total workload on staff during the processing period.

In general, Lands D’s target is to issue provisional basic terms offer or provide an indication of in-principle agreement in respect of lease modification/land exchange applications within 22 weeks of receipt of a valid application (if the application is not rejected). As our staff are also dealing with other types of work which include handling of land sale sites of a considerable number in 2014-15, we do not anticipate adjustment of this target.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5163)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 68):

In 2014-15, the Lands Department will expedite the processing of applications in respect of revitalisation of industrial buildings. Will the Administration inform this Committee:

(1) of the average time and expenditure required for processing applications for revitalisation of industrial buildings; and

(2) whether any target, including the average time and expenditure required, has been set for expediting the processing of these applications? If yes, what are the details; if no, what are the reasons?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The responses to (1) and (2) of the question are set out as follows :

(1) The processing time of applications under the revitalisation measures of industrial buildings varies from case to case, depending on various factors such as the complexity of the case and the time taken by the applicants to submit the required information and/or to respond to the requests for clarification. Since April 2010 when the Government implemented a package of measures to facilitate revitalisation of industrial buildings through redevelopment and wholesale conversion and up to end February 2014, the Lands Department (Lands D) had received 121 applications and approved 92 of these applications (with another 16 applications under processing and 13 applications withdrawn or rejected during processing). A dedicated team has been set up in Lands D to process the applications. The team now comprises 12 staff and the staff expenditure in 2013-14 is about $5.7 million. The above staff expenditure has not yet taken into account the involvement of other sections of Lands D involved in the processing work on a part-time basis.

(2) Given the variations in circumstances across individual cases, we are not able to set a representative target on the average processing time. Lands D will continue to give priority to the processing of applications received by maintaining the dedicated team involving the same level of expenditure in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5164)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 69):

The Secretary for Development has recently criticised the MTR Corporation Limited (MTRCL) for failing to tender out any project in the past three years and hence affecting the supply of residential properties in Hong Kong. As the Lands Department indicates that it will monitor the tenders of property development projects of the Urban Renewal Authority and the MTRCL in 2014-15, could this Committee be informed of the ways to effectively monitor and facilitate the tendering of these projects and the estimated expenditure to be involved?

Asked by: Hon. TIEN Pei-chun, James

Reply:

In general, the tender exercises for the MTR Corporation Limited (MTRCL)'s property development projects and those for the Urban Renewal Authority (URA)'s property development projects are managed and conducted by MTRCL and URA respectively, but not by the Lands Department (Lands D). The tenders of MTRCL and URA contain terms and conditions other than those prescribed by the Government for the land grant of the site concerned. Lands D will continue to liaise with MTRCL and URA on the timely delivery of their property development projects and ensure that the terms and conditions of the land grants will be available to MTRCL and URA in a timely manner to facilitate their tendering of the projects.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5165)

Head: (91) Lands Department

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

Programme: (3) Legal Advice

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 70):

In 2014-15, the Lands Department will continue to expedite the approval of legal title of former owners and preparation of compensation documents in respect of private land resumed under various infrastructure projects. In this connection, will the Administration inform this Committee:

(1) of the average time and expenditure required for handling this task; and

(2) whether any target, including the average time and expenditure required, has been set for expediting this task? If yes, what are the details; if no, what are the reasons?

Asked by: Hon. TIEN Pei-chun, James

Reply:

(1) The title checking and related legal work arising from the resumption of private land is handled partly internally by the Legal Advisory and Conveyancing Office (LACO) of the Lands Department and partly through contracting out to private solicitor firms. On average, three months are required to process a case, at an average cost of around $2,600.

(2) To expedite the approval of legal title of former owners and preparation of compensation documents in respect of private land to be resumed for infrastructure projects, LACO will continue to contract out the title checking and related work to private solicitor firms. LACO will also seek to expand the scale of contracting-out in response to any increase in the number of resumption projects. We do not expect significant change to the average time to be taken by LACO or contracted-out solicitor firms to complete the work. The financial provision earmarked for this area of work in 2014-15, in terms of staff costs and fees for contracting out, is similar to that for 2013-14.

Reply Serial No.

DEVB(PL)407

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4722)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 127):

Regarding the engagement of agency workers, please provide the following information:

	2013-14 (the latest position)
Number of contracts with employment agencies	( )
Contract sum 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 • under $6,240	 ( ) ( ) ( ) ( ) ( ) ( )
Length of service of agency workers • over 15 years • 10 to 15 years • 5 to 10 years • 3 to 5 years • 1 to 3 years • under 1 year	 ( ) ( ) ( ) ( ) ( ) ( )
Percentage of agency workers against the total number of staff in the Department	( )
Percentage of payments to employment agencies against total staff costs of the Department	( )
Number of workers who received severance payment/long service payment/contract gratuity	( )
Amount of severance payment/long service payment/contract gratuity paid	( )

Number of workers with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	( )
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	( )
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	( ) ( )

( ) Change in percentage as compared with 2012-13

Asked by: Hon. WONG Kwok-hing

Reply:

The information in respect of engagement of agency workers for 2013-14, 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 2013, the Lands Department (Lands D) had 13 contracts with EAs.

(b) Contract sum and duration of contracts

Contract sum	2013-14 (as at 30.9.2013)
	Number of contracts
Less than $0.5 million	8 (-20%)
$0.5 million to $1 million	5 (+25%)
Over $1 million	0 (0%)
Total:	13 (-7%)

Duration of contracts	2013-14 (as at 30.9.2013)
	Number of contracts
6 months or less	0 (0%)
Over 6 months to 1 year	13 (-7%)
Over 1 year to 2 years	0 (0%)
Over 2 years	0 (0%)
Total:	13 (-7%)

Figures in ( ) denote percentage changes as compared with the same reference date in 2012-13

(c) Number and job categories of workers

Job categories of workers	2013-14 (as at 30.9.2013)
	Number of workers
Backend office support	15 (-29%)
Technical services	44 (-12%)
Total:	59 (-17%)

Figures in ( ) denote percentage changes as compared with the same reference date in 2012-13

(d) Monthly salary range of agency workers

Lands D specified in these 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 2013, Lands D engaged 59 agency workers.

(e) Length of service of agency workers

Lands D specified in the contracts that the EAs should supply manpower as and when Lands D required it. The agency workers supplied by the EAs to Lands D were employed by the EAs. Lands D does not have information on the years of service of agency workers.

(f) Percentage of workers against the total staff in the Department

	2013-14 (as at 30.9.2013)
Percentage of workers against the total staff	1.4% (-16.5%)

Figure in ( ) denotes percentage change as compared with the same reference date in 2012-13

(g) Percentage of expenditure for EAs against the total staff costs in the Department

	2013-14 (from 1.4.2013 to 30.9.2013)
Percentage of expenditure for EAs against the total staff costs	0.4% (+0%)

Figure in ( ) denotes percentage change as compared with the same reference date in 2012-13

(h) Severance payments, long service payments or end-of-contract gratuities paid to agency workers

The agency workers were employed by the EAs. Lands D does not have the required information.

(i) Paid meal break for workers

The agency workers are employed by the EAs. 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	2013-14 (as at 30.9.2013)
	Number of workers
5 working days per week	59 (-17%)
6 working days per week	0 (0%)
Total:	59 (-17%)

Figures in ( ) denote percentage changes as compared with the same reference date in 2012-13

Reply Serial No.

DEVB(PL)408

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4723)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 128):

Regarding the engagement of outsourced workers, please provide the following information:

	2013-14 (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 • under $6,240	 ( ) ( ) ( ) ( ) ( ) ( )
Length of service of outsourced workers • over 15 years • 10 to 15 years • 5 to 10 years • 3 to 5 years • 1 to 3 years • under 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 who received severance payment/long service payment/contract gratuity	( )

Amount of severance payment/long service payment/contract gratuity paid	( )
Number of workers with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	( )
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	( )
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	( ) ( )

( ) Change in percentage as compared with 2012-13

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 2013-14 is provided below:

(a) Number of outsourced service contracts

	2013-14 (as at 31.12.2013)
Number of contracts	105* (+35%)

Figure in ( ) denotes percentage change as compared with 2012-13

*The figure includes all contracts in 2013-14 whereas replies in previous years had only included new contracts commencing in the respective years.

(b) Total expenditure for outsourced service providers

	2013-14 (as at 31.12.2013)
Total expenditure	$125.9 million (+29%)

Figure in ( ) denotes percentage change as compared with 2012-13

(c) Duration of outsourced service contracts

Duration of service	2013-14 (as at 31.12.2013)
	Number of contracts
6 months or less	16 (+100%)
Over 6 months to 1 year	10 (-58%)
Over 1 year to 2 years	60 (+94%)
Over 2 years	19 (+27%)
Total:	105 (+35%)

Figures in ( ) denote percentage changes as compared with 2012-13

(d) Number of workers engaged through outsourced service providers

	2013-14 (as at 31.12.2013)
Total number of workers	1 068 (+33%)

Figure in ( ) denotes percentage change as compared with 2012-13

(e) Work nature of outsourced workers

Nature of service contracts	2013-14 (as at 31.12.2013)
	Number of workers
Slope maintenance	186 (0%)
Land and property management	683 (+45%)
Survey and mapping	108 (+286%)
Information technology	74 (+21%)
Office cleansing and support services	17 (-70%)
Total:	1 068 (+33%)

Figures in ( ) denote percentage changes as compared with 2012-13

(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

	2013-14 (as at 31.12.2013)
Percentage of workers against the total staff	25.9% (+32.9%)

Figure in ( ) denotes percentage change as compared with 2012-13

(h) Percentage of expenditure for outsourced service providers against the total staff costs in the Department

	2013-14 (as at 31.12.2013)
Percentage of expenditure against the total staff costs	10% (+23.5%)

Figure in ( ) denotes percentage change as compared with 2012-13

(i) Severance payments, long service payments or end-of-contract gratuities paid to outsourced workers

The outsourced workers were employed by the contractors. Lands D does not have the required information.

(j) Paid meal break for outsourced workers

The outsourced workers were employed by the contractors, and whether the meal break was 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.

(k) Working days of outsourced workers

Lands D does not have information on the working days of outsourced workers who were the employees of the contractors and were under the deployment of the latter.

Reply Serial No.

DEVB(PL)409

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4724)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 129):

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2013-14 (the latest position)
Number of NCSC staff	( )
Details of the positions held by NCSC staff	
Payroll costs of 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 • over 15 years • 10 to 15 years • 5 to 10 years • 3 to 5 years • 1 to 3 years • under 1 year	 ( ) ( ) ( ) ( ) ( ) ( )
Number of NCSC staff successfully 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 who received severance payment/long service payment/contract gratuity	( )
Amount of severance payment/long service payment/contract gratuity paid	( )

Number of NCSC staff with severance payment/long service payment/contract gratuity offsetting by the accrued benefits attributable to employer's contributions to Mandatory Provident Fund	( )
Amount of severance payment/long service payment/contract gratuity offsetting by the accrued benefits attributable to employer's contributions to Mandatory Provident Fund	( )
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	( ) ( )

( ) Change in percentage as compared with 2012-13

Asked by: Hon. WONG Kwok-hing

Reply:

Information on the employment of non-civil service contract (NCSC) staff as at 31 December 2013 is provided below:

(a) Number and job nature of NCSC staff

Job nature	2013-14 (as at 31.12.2013)
	Number of NCSC staff
Professional	70 (+13%)
Technical and inspectorate	96 (+8%)
General administration and support	56 (+4%)
Total:	222 (+8%)

Figures in ( ) denote percentage changes as compared with 2012-13

(b) Total expenditure on salaries for NCSC staff

	2013-14 (as at 31.12.2013)
Total expenditure on salaries for NCSC staff	$52.4 million (+6.7%)

Figures in ( ) denote percentage changes as compared with 2012-13

(c) Salaries and length of service of NCSC staff

Monthly salary	2013-14 (as at 31.12.2013)
	Number of NCSC staff
$30,001 or above	62 (-3%)
$16,001 to $30,000	54 (+46%)
$8,001 to $16,000	106 (+2%)
$6,501 to $8,000	0 (0%)
$6,240 to $6,500	0 (0%)

Below $6,240	0 (0%)
Total:	222 (+8%)

Figures in ( ) denote percentage changes as compared with 2012-13

Length of service	2013-14 (as at 31.12.2013)
	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	2 (-50%)
3 years to less than 5 years	37 (-37%)
1 year to less than 3 years	76 (-21%)
Less than 1 year	107 (+133%)
Total:	222 (+8%)

Figures in ( ) denote percentage changes as compared with 2012-13

(d) Number of NCSC staff applied and appointed as civil servants

	2013-14 (as at 31.12.2013)
Number of NCSC staff* appointed as civil servants	19 (+171%)

Figure in ( ) denotes percentage change as compared with 2012-13

* The NCSC staff have joined the civil service through open recruitment.

(e) Percentage of NCSC staff against the total staff in the Department

	2013-14 (as at 31.12.2013)
Percentage of NCSC staff against the total staff	5% (0%)

Figure in ( ) denotes percentage change as compared with 2012-13

(f) Percentage of staff costs for NCSC staff against the total staff costs in the Department

	2013-14 (as at 31.12.2013)
Percentage of staff costs for NCSC staff against the total staff costs	4.2% (+2.4%)

Figure in ( ) denotes percentage change as compared with 2012-13

(g) Expenditure on severance payments (SPs), long service payments (LSPs) or end-of-contract gratuities to NCSC staff and the number of NCSC staff involved

	2013-14 (as at 31.12.2013)
The amount of end-of-contract gratuities paid to NCSC staff after deduction of the Government's contribution to Mandatory Provident Fund (MPF) Scheme	$3.5 million (-7.1%)
The number of NCSC staff involved	126 (-9.4%)
The amount of end-of-contract gratuities offset by the Government's contribution to MPF scheme	$1.3 million (-5.4%)
The number of NCSC staff involved	126 (-9.4%)

Figures in ( ) denote percentage changes as compared with 2012-13

There was no expenditure on SPs and LSPs during the period.

(h) Paid meal break for NCSC staff

Meal break	2013-14 (as at 31.12.2013)
	Number of NCSC staff
Paid meal break	220 (+9%)
Unpaid meal break	2 (-33.3%)
Total:	222 (+8%)

Figures in ( ) denote percentage changes as compared with 2012-13

(i) Working days of NCSC staff

Working days	2013-14 (as at 31.12.2013)
	Number of NCSC staff
5 working days per week	222 (+8%)
6 working days per week	0 (0%)
Total:	222 (+8%)

Figures in ( ) denote percentage changes as compared with 2012-13

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5281)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 57):

What is the 2014-15 estimate for the Lands Department's duty visits to and exchanges with the Mainland? Please provide the themes of such duty visits and exchanges planned for 2014-15. How will the Administration prevent activities irrelevant to official duties from taking place during duty visits outside Hong Kong? And how will the Administration prevent applications for revising the visit destinations from becoming a mere formality?

Asked by: Hon. WONG Yuk-man

Reply:

Officers of the Lands Department will conduct duty visits to the Mainland in 2014-15 with regard to operational needs, to promote regional exchange and cooperation with the Mainland. There are no specific plans for the time being.

Duty visits, if publicly funded, are subject to control under relevant regulations and guidelines to ensure effective monitoring and proper use of public funds. There is control on aspects, such as duty visits should only be conducted when there are strong operational reasons; all duty visits should obtain prior approval formally and should avoid non-official activities; the officers concerned should provide all necessary information in respect of the proposed visit as far as possible when submitting the application; if there are any subsequent changes to the arrangements, the officers concerned should inform the approving officers as soon as possible who should then assess whether re-consideration of the applications is needed.

Reply Serial No.

DEVB(PL)411

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5103)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 172):

In respect of government land granted by way of short term tenancy (STT) on Hong Kong Island, will the Administration provide in tabular form:

1) the details of government land used for other development purposes upon expiry of the term of tenancy in 2010-11, 2011-12, 2012-13 and 2013-14, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

2) the details of government land expected to be used for other development purposes upon expiry of the term of tenancy in 2014-15, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

3) the details of each piece of government land leased by the same tenant through STT for a consecutive period of 30 months or above, including i) STT No./location, ii) area (square metres), iii) uses specified in the STT and iv) the date on which the first STT was granted.

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

In general, the Lands Department would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use under the town plan. Where the long-term use is yet to be determined or is not yet due for implementation, the Department would try to put the site to appropriate temporary use(s), including temporary uses by other government bureaux/departments or by parties outside the Government through short term tenancies (STTs).

The short term use would be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances. Depending on the individual circumstances of the case including the long term development programme of the site, the initial term of STTs generally varies from one to three years.

For the past three years in 2010-11, 2011-12 and 2012-13 (up to end 2013), a total of over 300 STTs have been terminated across the whole of Hong Kong for various reasons, including the need for re-tendering the sites on short-term basis, releasing the land for public projects and land sale, allocating the sites to other government departments, etc. We do not have readily available statistics in respect of those STTs terminated to make way for development. For 2014-15, insofar as disposal of land under the 2014-15 Land Sale Programme for residential and commercial developments is concerned, nine STTs are expected to be terminated to release the land required. As there are over 5 000 STTs across the whole of Hong Kong and a considerable number of these have a term of 30 months or more, we have not provided the full list with details for the purpose of this reply in consideration of time required for compiling such information.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5104)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 173):

In respect of government land granted by way of short term tenancy (STT) in Kowloon, will the Administration provide in tabular form:

1) the details of government land used for other development purposes upon expiry of the term of tenancy in 2010-11, 2011-12, 2012-13 and 2013-14, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

2) the details of government land expected to be used for other development purposes upon expiry of the term of tenancy in 2014-15, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

3) the details of each piece of government land leased by the same tenant through STT for a consecutive period of 30 months or above, including i) STT No./location, ii) area (square metres), iii) uses specified in the STT and iv) the date on which the first STT was granted.

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

In general, the Lands Department would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use under the town plan. Where the long-term use is yet to be determined or is not yet due for implementation, the Department would try to put the site to appropriate temporary use(s), including temporary uses by other government bureaux/departments or by parties outside the Government through short term tenancies (STTs).

The short term use would be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances. Depending on the individual circumstances of the case including the long term development programme of the site, the initial term of STTs generally varies from one to three years.

For the past three years in 2010-11, 2011-12 and 2012-13 (up to end 2013), a total of over 300 STTs have been terminated across the whole of Hong Kong for various reasons, including the need for re-tendering the sites on short-term basis, releasing the land for public projects and land sale, allocating the sites to other government departments, etc. We do not have readily available statistics in respect of those STTs terminated to make way for development. For 2014-15, insofar as disposal of land under the 2014-15 Land Sale Programme for residential and commercial developments is concerned, nine STTs are expected to be terminated to release the land required. As there are over 5 000 STTs across the whole of Hong Kong and a considerable number of these have a term of 30 months or more, we have not provided the full list with details for the purpose of this reply in consideration of time required for compiling such information.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5105)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 174):

In respect of government land granted by way of short term tenancy (STT) in Tuen Mun, Yuen Long, Kwai Tsing and Islands districts, will the Administration provide in tabular form:

1) the details of government land used for other development purposes upon expiry of the term of tenancy in 2010-11, 2011-12, 2012-13 and 2013-14, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

2) the details of government land expected to be used for other development purposes upon expiry of the term of tenancy in 2014-15, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

3) the details of each piece of government land leased by the same tenant through STT for a consecutive period of 30 months or above, including i) STT No./location, ii) area (square metres), iii) uses specified in the STT and iv) the date on which the first STT was granted.

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

In general, the Lands Department would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use under the town plan. Where the long-term use is yet to be determined or is not yet due for implementation, the Department would try to put the site to appropriate temporary use(s), including temporary uses by other government bureaux/departments or by parties outside the Government through short term tenancies (STTs).

The short term use would be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances. Depending on the individual circumstances of the case including the long term development programme of the site, the initial term of STTs generally varies from one to three years.

For the past three years in 2010-11, 2011-12 and 2012-13 (up to end 2013), a total of over 300 STTs have been terminated across the whole of Hong Kong for various reasons, including the need for re-tendering the sites on short-term basis, releasing the land for public projects and land sale, allocating the sites to other government departments, etc. We do not have readily available statistics in respect of those STTs terminated to make way for development. For 2014-15, insofar as disposal of land under the 2014-15 Land Sale Programme for residential and commercial developments is concerned, nine STTs are expected to be terminated to release the land required. As there are over 5 000 STTs across the whole of Hong Kong and a considerable number of these have a term of 30 months or more, we have not provided the full list with details for the purpose of this reply in consideration of time required for compiling such information.

Reply Serial No.

DEVB(PL)414

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5106)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 175):

In respect of government land granted by way of short term tenancy (STT) in Sha Tin, Sai Kung, Tai Po and the North districts, will the Administration provide in tabular form:

1) the details of government land used for other development purposes upon expiry of the term of tenancy in 2010-11, 2011-12, 2012-13 and 2013-14, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

2) the details of government land expected to be used for other development purposes upon expiry of the term of tenancy in 2014-15, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

3) the details of each piece of government land leased by the same tenant through STT for a consecutive period of 30 months or above, including i) STT No./location, ii) area (square metres), iii) uses specified in the STT and iv) the date on which the first STT was granted.

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

In general, the Lands Department would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use under the town plan. Where the long-term use is yet to be determined or is not yet due for implementation, the Department would try to put the site to appropriate temporary use(s), including temporary uses by other government bureaux/departments or by parties outside the Government through short term tenancies (STTs).

The short term use would be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances. Depending on the individual circumstances of the case including the long term development programme of the site, the initial term of STTs generally varies from one to three years.

For the past three years in 2010-11, 2011-12 and 2012-13 (up to end 2013), a total of over 300 STTs have been terminated across the whole of Hong Kong for various reasons, including the need for re-tendering the sites on short-term basis, releasing the land for public projects and land sale, allocating the sites to other government departments, etc. We do not have readily available statistics in respect of those STTs terminated to make way for development. For 2014-15, insofar as disposal of land under the 2014-15 Land Sale Programme for residential and commercial developments is concerned, nine STTs are expected to be terminated to release the land required. As there are over 5 000 STTs across the whole of Hong Kong and a considerable number of these have a term of 30 months or more, we have not provided the full list with details for the purpose of this reply in consideration of time required for compiling such information.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5107)

Head: (91) Lands Department

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

Programme: (7) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 176):

On matters relating to private recreational leases (PRL), will the Administration advise this Committee:

1) how many of the complaints about suspected breach of or non-compliance with lease conditions by PRL lessees received in 2011-12, 2012-13 and 2013-14 were cases of substantiated breach? Did the Lands Department pursue the matter with the lessees in respect of the breach of lease conditions? If yes, please provide the details of each case; if no, why?

2) how many inspections were conducted in respect of PRL in 2011-12, 2012-13 and 2013-14 respectively? What are the expenditure and manpower involved?

Asked by: Hon. WU Chi-wai

Reply:

1) The number of cases of suspected breach of lease conditions by private recreational lease holders investigated by the Lands Department (Lands D), either arising from receipt of complaints/referrals or inspection by Lands D, in recent years are set out below:

Financial Year	No. of complaints/detected breaches investigated	No. of substantiated breaches identified
2011-12 (from July 2011)	10	8
2012-13	26	24
2013-14 (up to end of February 2014)	41 [Note]	17

Note: As at early March, investigations of 21 cases are still ongoing.

Most of the substantiated breaches are in the nature of ancillary uses breaching the user conditions, unauthorised building works and minor encroachment upon government land. Upon confirming a lease breach, Lands D will take appropriate lease enforcement actions and follow up to check that the breach is purged.

2) In general, each case of suspected breach will entail a few site inspections to firstly ascertain the facts of the case and then, if the breach is substantiated, checking of the progress in rectification until the breach is purged. In the past three years, site inspections were also conducted in the context of the lease renewal exercise. The site inspection work is carried out by the existing staff of Lands D as part of their overall land administration duties, and hence we are unable to provide a separate breakdown of the expenditure and manpower involved solely for the site inspection work.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4375)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 74):

Under this Programme, it is mentioned that the Planning Department was engaged in the Cross-boundary Travel Survey 2013/14.

Please advise: In the past year, when bureaux and departments undertook policy formulation and service planning within their purview, did they ask for further assistance from the Planning Department to provide additional survey data for their reference in view of the increasingly serious problem in cross-boundary passenger traffic in Hong Kong? If yes, which departments did ask for assistance? What were the data involved?

Asked by: Hon. CHAN Chi-chuen

Reply:

The findings of the Cross-boundary Travel Survey are for general reference by bureaux and departments (B/Ds) in planning work and studies with a cross-boundary dimension. In 2013, further information from the Survey was provided to the Transport and Housing Bureau and the Census and Statistics Department upon their request. The data items involved trip purposes, origins and destinations, transport modes, etc. B/Ds may make reference to the survey findings for their respective work schedules.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4343)

Head: (118) Planning Department

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

Programme: (3) Town Planning Information Services

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 53):

Would the Government advise:

(1) the funding and manpower allocated in the past three years for studying the problem of wall buildings and the details;

(2) the funding and manpower to be allocated in the coming three years for studying the problem of wall buildings?

Asked by: Hon. CHAN Han-pan

Reply:

(1) Over the years, the Planning Department (PlanD) has taken various actions to promote sustainable planning and urban design for a better living environment. These include stipulating appropriate development restrictions on statutory plans, and subjecting development proposals to relevant assessments including visual and air ventilation impact assessments, in accordance with the guidelines on urban design and air ventilation. All major planning and engineering studies are also subject to relevant assessments, including those on visual and air ventilation impacts, with the objective of improving the designs and layouts of the areas covered.

PlanD has commissioned the Urban Climatic Map and Standards for Wind Environment - Feasibility Study (UC Map Study) which was completed in 2012. The UC Map Study aimed to comprehensively and scientifically assess the urban climatic characteristics of different parts of Hong Kong and to formulate holistic planning actions and design measures to improve the urban climate. The consultant fee for the UC Map Study was $9.78 million.

(2) PlanD will continue with its efforts to promote quality living environment through planning and urban design. We are unable to provide a breakdown of the manpower or expenditure involved as this work covers a wide aspect of tasks which are absorbed by in-house resources.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3635)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 312):

1. What were the amounts of expenditure spent by the Town Planning Board in the past two years? Please list out the amounts by year and by account.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Planning Department serves as the Secretariat of the Town Planning Board (TPB) and there is no separate breakdown of expenditure specifically for TPB, except for the honoraria for TPB Members, which were $815,580 in 2012-13 and $1,050,810 in 2013-14 (up to 10 March 2014).

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5831)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 374):

Regarding the Feasibility Study on Urban Climatic Map and Standards for Wind Environment which has been completed and submitted to the Government, will the Government consider adopting the recommendations in the report and make corresponding amendments to the Hong Kong Planning Standards and Guidelines, in particular, the requirement of conducting Air Ventilation Assessment (AVA). AVA for developments should be extended to all public and private developments. For development proposals in non-harbourfront sites with a length of over 140 metres, AVA should also be required. If the Government will do so, what are the details of such task such as the schedule? If not, what are the reasons?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Urban Climatic Map and Standards for Wind Environment – Feasibility Study (the Study) has recommended a wide range of measures, including the formulation of the Urban Climatic Recommendation Map and other planning and design measures to improve urban climatic environment, wind performance criteria for air ventilation and an alternative prescriptive approach with requirements on building permeability, ground coverage, building setback and greenery, as well as refinements to the current air ventilation assessment system.

The Government is examining in detail the recommendations of the study including their implications for the development process and how they should be implemented. The plan for their implementation will be considered at a later stage.

Meanwhile, the Administration has already undertaken measures to promote sustainable development including the incorporation of guidelines on air ventilation into the Hong Kong Planning Standards and Guidelines and setting of requirements on building permeability, building setback and greenery under the Sustainable Building Design Guidelines. Air ventilation will continue to be one of the factors for consideration in planning major development and redevelopment projects.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5835)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 376):

Peng Che/Ta Kwu Ling was excluded from the North East New Territories New Development Areas Planning and Engineering Study and its consultation exercise last year. What is the state of the area now? When will the Government expect to propose a planning study for the area again? Or, will the area be permanently excluded from the New Development Area? What are the work schedule and the estimated expenditure on the planning study?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Government announced the revised proposals for the North East New Territories New Development Areas (NDAs) in July 2013, which included the re-planning of the Ping Che/Ta Kwu Ling NDA to be covered by another study on New Territories North.

The Planning Department and the Civil Engineering and Development Department have jointly commissioned the Preliminary Feasibility Study on Developing the New Territories North (the Study) on 30 January 2014. The study area generally covers the land to the north of the northern mountain ranges viz. Kai Kung Leng, Pak Tai To Yan and Pat Sin Leng, and is bounded by San Tin Highway in the west and the North East New Territories Landfill and surrounding mountain ranges in the east. It includes the Ping Che/Ta Kwu Ling area.

The Study will identify potential development areas (PDAs), formulate broad land uses and development scale of the PDAs and ascertain their preliminary technical feasibility and major supporting infrastructure required. Public engagement will be carried out during the course of the Study.

The Study is targeted for completion around mid-2015. An item at a project estimate of $29.63 million has been created for the Study pursuant to the existing Capital Works Reserve Fund block allocation mechanism under the power delegated by the Finance Committee to the Administration.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5837)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 378):

Since the measures against "destroy first and build later" approach were announced in July 2011, how many planning applications had been approved or rejected or not been considered by the Town Planning Board accordingly in each year? Please provide the site locations and application numbers of all the applications.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Since the announcement of the measures against "destroy first and build later" approach in July 2011, the Town Planning Board (TPB) has considered 49 applications which were suspected to involve "destroy first and build later" activities. The status of the 49 applications as at 14 March 2013 was as follows:

Year	Application No.	Location	Decision*			Total (Summary of decisions)
			A	R	D	
2011 (July to December)	A/NE-TKL/362	Lot 26s.B(Part) in D.D. 46, Tai Tong Wu, Fanling, N.T.		✓		6 (all rejected)
	A/NE-KTS/312	Lots 1118s.A (Part) and 1118RP (Part) in D.D. 92, Hang Tau, Tai Po, Kwu Tung, N.T.		✓		
	A/NE-KTS/313	Various lots in D.D. 100, Ying Pun, Kwun Tung South, Sheung Shui, N.T.		✓		
	A/YL-PS/348	Various lots in D.D. 124, Tin Sum, Hung Shui Kiu, Yuen Long, N.T.		✓		
	A/YL-HT/756	Lots 1369 and 1370 in D.D. 125, Ha Tsuen, Yuen Long, N.T.		✓		
	A/NE-TK/365	Government land in D.D. 27, Sha Lan Village, Tai Po, N.T.		✓		

2012	A/NE-TKL/375	Lot 26s.B (Part) in D.D. 46, Tai Tong Wu, Fanling, N.T.		✓		29 (16 were considered and approved by TPB after confirming that there was no prima facie evidence to show that they were "destroy first, build later" cases after investigation; 12 rejected and 1 deferred)
	A/YL-HT/723	Lot 1372 in D.D. 125 and adjoining Government land, Ha Tsuen, Yuen Long, N.T.		✓		
	A/YL-HT/724	Various lots in D.D. 125 and adjoining Government land, Ha Tsuen, Yuen Long, N.T.		✓		
	A/YL-KTN/375	Lot 1207 (Part) in D.D. 109, Kam Tin, Yuen Long, N.T.		✓		
	Y/YL-LFS/1	Various lots in D.D. 129 and adjoining Government land, Lau Fau Shan, Yuen Long, N.T.		✓		
	A/SLC/124	Lot 664 in D.D. 333, Shap Long Kau Tsuen, Lantau Island, N.T.	✓			
	A/NE-MUP/70	Lot 63RP in D.D. 46, Tai Tong Wu, Sha Tau Kok Road, Fanling, N.T.	✓			
	A/NE-KTS/321	Government land in D.D. 94, Tong Kung Leng, Sheung Shui, N.T.	✓			
	A/NE-KTS/322	Government land in D.D. 94, Tong Kung Leng, Sheung Shui, N.T.	✓			
	A/NE-TKL/383	Lots 226s.A and 226RP in D.D. 79, Ping Yeung Village, Ta Kwu Ling, N.T.		✓		
	A/DPA/NE-STK/4	Lot 151s.Gss.2 in D.D. 40, Tam Shui Hang Village, Sha Tau Kok, N.T.		✓		
	A/DPA/NE-STK/5	Lot 174s.B RP (Part) in D.D. 40, Tam Shui Hang Village, Sha Tau Kok, N.T.		✓		
	A/YL-PH/637	Various lots in D.D. 108 and adjoining Government land, Pat Heung, N.T.		✓		
	A/SK-CWBN/16	Various lots in D.D. 238 and adjoining Government land, Ng Fai Tin, Clear Water Bay, Sai Kung		✓		
	A/NE-LYT/473	Lots 1591s.C, 1592s.C and 1600s.G in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/474	Lots 1597s.B and 1600s.J in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/476	Lots 1592s.D and 1600s.H in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			

	A/NE-LYT/478	Lots 1597s.E, 1599s.B and 1600s.M in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/479	Lots 1597s.D, 1599s.A and 1600s.L in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/480	Lots 1597s.C and 1600s.K in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/481	1600s.C in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/482	1600s.B in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/483	1600s.A in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/484	Lots 1597s.F, 1599s.C and 1600s.N in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/485	1600s.E in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/NE-LYT/486	1600s.D in D.D. 76, Kan Tau Tsuen, Fanling, N.T.	✓			
	A/YL-SK/174	Lot 625 in D.D. 112, Shek Kong, Yuen Long, N.T.		✓		
	A/NE-MUP/75	Various lots in D.D. 37 and adjoining Government land, Man Uk Pin, N.T.		✓		
	A/YL-MP/206	Lot 2874 in D.D. 104, Mai Po, Yuen Long, N.T.			✓	
2013	A/TM-LTYY/228	Various lots in D.D. 130 and adjoining Government land, Tuen Mun, N.T.		✓		12 (1 was considered and approved by TPB after confirming that there was no prima facie evidence to show that it was an “destroy first, build later” case after investigation; 10 rejected and 1 deferred)
	A/NE-KTS/320	Various lots in D.D. 100, Hang Tau, Kwu Tung South, N.T.		✓		
	A/NE-KTS/338	Lot 624 in D.D. 98, Tin Sum Tsuen, Kwu Tung South, Sheung Shui, N.T.		✓		
	A/YL-KTN/392	Lot 1207 in D.D. 109, Kam Tin, N.T.		✓		
	A/YL-NTM/288	Various lots in D.D. 98 and adjoining Government land, Ngau Tam Mei, Yuen Long, N.T.		✓		
	A/YL-KTN/394	Various lots in D.D. 107, Kam Tin, Yuen Long, N.T.		✓		
	A/YL-KTS/576	Various lots in D.D. 103, Kam Tin, Yuen Long, N.T.		✓		
	A/YL-KTN/405	Lot 1207 (Part) in D.D. 109, Kam Tin, Yuen Long, N.T.		✓		
	A/TM-LTYY/228	Various lots in D.D. 130 and adjoining Government land, Tuen Mun, N.T.		✓		

	A/YL-PS/421	Various lots in D.D. 122 and adjoining Government land, Wing Ning Tsuen, Ping Shan, Yuen Long, N.T.			✓	
	A/SK-TLS/41	Government land in D.D. 223, Clear Water Bay, Sai Kung, N.T.		✓		
	A/NE-PK/44	Lot 1512 s.B in D.D. 91, Ping Kong, Sheung Shui, N.T.	✓			
2014 (up to March)	A/YL-PH/665	Various lots in D.D. 108 and adjoining Government land, Pat Heung, Yuen Long, N.T.		✓		2 (both rejected)
	A/SK-CWBN/25	Various lots in D.D. 238 and adjoining Government land, Ng Fai Tin, Clear Water Bay, Sai Kung, N.T.		✓		

* A: Approved R: Rejected D: Deferred

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5838)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 379):

1. In each of the past two years, how many applications made under section 12A or section 16 of the Town Planning Ordinance were received by the Town Planning Board (TPB)? How many applications were approved and how many were rejected? Of these applications, how many decisions made by the TPB coincided with the views held by the Planning Department? Among the approved or rejected planning applications, how many cases received an overwhelming majority of supporting or opposing comments over the contrary comments during their public consultation periods?

2. In each of the past two years, how many applications for review under section 17 of the Town Planning Ordinance were received by the TPB? How many of these review cases succeeded and how many failed?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. In 2012, a total of 1 012 applications under section 12A or section 16 of the Town Planning Ordinance (TPO) were received by the Town Planning Board (TPB), of which 579 were approved, 185 rejected, 12 with decision deferred and 236 withdrawn. Of the 764 applications approved or rejected, TPB agreed to the recommendations of the Planning Department (PlanD) on 759 applications. We have not kept overall statistics on whether the public comments received were supporting or opposing in individual cases. Compiling such statistics would require substantial resources and time.

   In 2013, a total of 954 applications under section 12A or section 16 of TPO were received by TPB, of which 518 were approved, 164 rejected, 82 with decision deferred and 190 withdrawn. Of the 682 applications approved or rejected, TPB agreed to the recommendations of PlanD on 678 applications. We have not kept overall statistics whether the public comments received were supporting or opposing in individual cases. Compiling such statistics would require substantial resources and time.

2. In 2012, a total of 81 applications under section 17 of TPO were received by TPB, of which eight were approved, 64 rejected, two with decision deferred and seven withdrawn. In 2013, a total of 61 section 17 applications were received, of which six were approved, 47 rejected, five with decision deferred and three withdrawn.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5839)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 380):

1. How many judicial reviews had been initiated by the Town Planning Board (TPB) in the past five years? Please provide the reasons for lodging such reviews and the amount of expenditure involved.

2. How many judicial reviews filed by others were handled by the TPB in each of the past five years? What was the amount of resources allocated to the TPB each year for handling such cases?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1 & 2 In the past five years (2009 to 2013), the Town Planning Board (TPB) lodged one judicial review (JR) in early 2013 against the Town Planning Appeal Board's interpretation of the Town Planning Ordinance in a case relating to the fulfillment of approval conditions of a planning permission. During the same period, the TPB Secretariat also handled ten JR cases filed by others against TPB (two in 2011, seven in 2012 and one in 2013). The expenditure of the TPB Secretariat on the work relating to this task is absorbed by the Planning Department's existing resources. We are unable to provide a breakdown of the expenditure for this task as the staff involved also carry out other duties not for TPB.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5840)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 381):

Regarding the new round of Area Assessments of Industrial Land in the Territory, please provide the details including work progress, dates of completion and publication of findings, study brief and expenditure involved.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Planning Department commenced the new round of Area Assessments of Industrial Land in the Territory in end-March 2013. The main objectives are to update the usage and occupancy/vacancy of the existing industrial buildings in various areas and to identify potential sites for rezoning to other uses where appropriate. We are now at the stage of data collection and analysis. The whole exercise is expected to be completed in 2014. All the work involved is absorbed by the existing resources within the Department and no additional expenditure is required.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5841)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 382):

What is the progress of the planning and design study on the redevelopment of Queensway Plaza? Which consultant is currently responsible for this task and what is the expenditure involved? Meanwhile, please provide details such as the timetable and the expected date of publication of the study. When does the Government expect to commence the actual redevelopment work?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

Commenced in January 2014, the 'Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty – Feasibility Study' (the Study) aims to investigate the planning, architectural and engineering feasibility in redeveloping Queensway Plaza for commercial uses and to make recommendations on upgrading the existing public area in its vicinity. The findings and recommendations will serve as a basis for subsequent amendment to the Outline Zoning Plan and land disposal. The appointed consultant is Ove Arup & Partners Hong Kong Ltd, and the approved project estimate is about $4.5 million.

The Study is now at the stage of formulating redevelopment options. Comments from major stakeholders and concerned District Councils will be sought before redevelopment options will be finalised. The Study is expected to complete within this year and there is no firm timetable for redevelopment at this stage.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5842)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 383):

Since the revised development proposal of the North East New Territories New Development Area was published, how much had been spent by the Government in promoting the proposal? Please provide a breakdown of the expenditure on various publicity programmes.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The North East New Territories New Development Areas (NENT NDAs) Planning and Engineering Study was jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department. The revised development proposal of NENT NDAs was announced at a press conference in July 2013. The expenditure on promulgating the revised development proposal after the press conference is about $26,000 which is the postage for sending the Information Digest detailing the revised development proposal to residents in the areas.

Since the announcement of the revised development proposal, a total of 22 briefings and site meetings have been held. The tasks are carried out by in-house staff of PlanD and CEDD as part of their overall duties using the two departments' existing resources.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5843)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 385):

1. What is the progress of the study on the proposed redevelopment of the Murray Road Car Park and Rumsey Street Car Park into commercial buildings? Will the Government study the effect of demolishing these car parks on the remaining number of parking spaces in the area?

2. Please advise on the timetable and detailed expenditure of the study. What is the soonest possible time expected for the Government to implement or reject the redevelopment proposal?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

(1) As one of the Government's initiatives to increase commercial land supply, the Planning Department reviews the land use of government sites zoned "Government, Institution or Community" in core business districts to identify those that are suitable for change to commercial use. The sites being occupied by Murray Road Car Park and Rumsey Street Car Park are two such sites identified as suitable for commercial use. As part of the review, traffic impact assessments (TIAs) will be carried out, and the impact on the provision of public car parking spaces in the areas will be included in the TIAs.

(2) For the site occupied by Murray Road Car Park, the Transport Department plans to commission the TIA in 2014-15 and the TIA will take about 48 weeks to complete. The estimated consultancy fee for the TIA is about $1 million. The timing for conducting the TIA for the Rumsey Street Car Park site and the estimated expenditure have yet to be worked out. The development parameters for the new developments at the sites will be worked out taking into account all relevant considerations, including the results of the TIAs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5844)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 388):

How much manpower and resources had the Government allocated for the first and second round of review of the Green Belt sites? Had the Government published the review reports? If not, what are the reasons?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

The Green Belt (GB) Review of the Planning Department (PlanD), including the first and subsequent stages, was conducted by in-house staff of PlanD as part of their overall duties. We are hence unable to provide a separate breakdown of the manpower and resources used solely for the Review. Green Belt sites found suitable for other uses will undergo the statutory rezoning process, for which PlanD will consult the relevant districts at which stage the details of the sites will be published.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5993)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 384):

1. It is mentioned that the Government will increase the maximum domestic plot ratios allowed in different Density Zones. What are the details such as the timetable for this task? Which outline zoning plans will be amended to achieve this objective?

2. Regarding the aforesaid task, what is the amount of resources to be reserved by the Government to deal with the additional workload arising from this objective, such as handling the adverse representations made to the Town Planning Board?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. As part of the Government's multi-pronged approach to increase land supply, we have been taking forward measures to make more efficient use of our existing land resources with a view to increasing housing land supply in the short to medium term. In particular, we have been conducting various land use reviews to identify suitable sites for housing development and reviewing development intensity to increase housing units that can be supplied on individual sites. In this regard, as announced in the Chief Executive's 2014 Policy Address, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for sites located in the respective Density Zones of the Main Urban Areas and New Towns, and that the development intensity of housing sites would be determined having regard to the relevant planning guidelines and maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the concerned bureaux/departments. Specifically, the maximum PRs in the respective Density Zones will be revised as follows:

Main Urban Areas

(i) Density Zone 1: no increase in PR (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(ii) Density Zone 2: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and

(iii) Density Zone 3: PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6)

New Towns

(i) Density Zone 1: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);

(ii) Density Zones 2 and 3: PR to be increased by 20%; and

(iii) Density Zone 4 (low density zone): PR to be increased by 100%.

Both Main Urban Areas and New Towns

Individual sites to be up-zoned based on planning merits.

Under the revised Density Zones, the domestic development intensity of individual sites will continue to be determined based on the established planning mechanisms and processes, including taking into account physical or technical constraints (e.g. traffic, environmental or infrastructural considerations) and any planning circumstances that would constrain any increase in residential development intensity. In other words, the increases in maximum domestic PRs will not compromise the relevant planning principles and considerations. Under the revised Density Zones, individual housing sites will be able to provide more developable floor area when there is scope in terms of traffic and infrastructure capacity, and the various constraints and impacts so arising, if any, could be addressed through appropriate measures. Proposed change in the allowable maximum domestic PR for each site through planning application for minor relaxation of development restrictions or zoning amendments to the relevant outline zoning plan will be considered by the Town Planning Board individually, be they from the Government or private developers.

For new statutory plans, the revised PRs will be adopted as appropriate. Whether, and if so, how the domestic PRs of individual sites could be increased under the revised Density Zones would need to be considered and determined on a site-by-site basis. Hence, while the revised Density Zones have already taken effect since the announcement of the 2014 Policy Address, we do not have a timetable on how the proposed increase in development intensity will be implemented for individual sites.

2. The relevant work relating to this initiative will be absorbed by the existing manpower in the Planning Department.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5995)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 389):

1. How many enforcement and prosecution actions had been taken by the Government against unauthorised developments in the rural New Territories in each of the past two years? What kinds of unauthorised developments were involved? How many cases for which prosecution was successful?

2. What are the details of work in this area to be undertaken by the Planning Department in the coming year? Will additional resources be allocated to step up enforcement actions?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The breakdown on the number of site inspections for confirmed unauthorised developments (UDs), the number of statutory notices served, the number of prosecution actions and the number of cases successfully convicted in 2012 and 2013 is provided below:

	2012	**2013**
Site inspection for confirmed UDs (No. of cases)	2 490 (815)	2 386 (812)
Statutory Notice served (No. of cases)	2 376 (409)	2 175 (390)
Summons laid (No. of cases)	214 (53)	118 (48)
No. of Summons Successfully Convicted (No. of cases)	169 (47)	97* (37)*

* Position as at 12 March 2014

For the above cases with statutory notices served, the breakdown by types of UDs is provided below:

Type of Use of Alleged UDs	**No. of cases in 2012**	**No. of cases in 2013**
Workshop	24	16
Open Storage	166	205
Container-related Uses	11	17
Vehicle Park	34	30
Filling of Pond/Land	129	93
Others (such as eating place and service provision)	45	29
Total	409	390

2. In 2013-14, a total of five posts were added to help strengthen the manpower for enforcement and prosecution actions against UDs. The Planning Department will continue to take appropriate follow-up actions against UDs in a timely manner in order to prevent deterioration of the environment in the rural New Territories.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5996)

Head: (118) Planning Department

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

Programme: (3) Town Planning Information Services

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 390):

1. At present, how many specialised mobile exhibition vehicles does the Planning Department have? What are the specifications of these vehicles? What exhibitions are they being used for? Please provide by the types of exhibition the total number of usage hours last year.

2. What is the average annual maintenance cost of these specialised mobile exhibition vehicles?

3. Are there any plans to replace these specialised vehicles in the coming year? What are the details and expenditure involved in replacing the vehicles?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Planning Department (PlanD) has one specialised van which is equipped with display panels for posters, touch screen computers for interactive video exhibits/games and a liquid-crystal display panel for videos. This van serves as a "Mobile Exhibition Centre" for dissemination of planning information to the community in conjunction with PlanD's Outreach Programme as well as for conducting public engagement of planning studies and proposals in public venues. In 2013-14, the "Mobile Exhibition Centre" visited 30 schools and 21 public venues under PlanD's Outreach Programme as well as visited 12 public venues for conducting public engagement exercises. The total number of usage hours of the van for such purposes is 714 hours in 119 operation days.

2. The average annual maintenance expenditure of the "Mobile Exhibition Centre" is $32,673.

3. The van has been in use as a "Mobile Exhibition Centre" since 2002. Funding of $3.076 million has been approved for procurement of a replacement van in 2014-15 and the subsequent conversion works to a "Mobile Exhibition Centre".

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5305)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 62):

In Matters Requiring Special Attention in 2014-15 under this Programme, it is mentioned that the Department will increase the maximum domestic plot ratios allowed in different Density Zones as appropriate, with a view to increasing the floor space that can be provided on individual sites as far as permissible in planning terms. Please inform this Committee of the following:

(1) What are the estimated operational expenses, staff establishment and estimated salary expenditure for the aforesaid task in 2014-15?

(2) Which districts/areas are expected to have their maximum domestic plot ratios increased?

(3) What is the expected increase in floor area by adopting the aforesaid measures?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

(1) In 2014-15, the Department will create 40 new posts to, among other duties, undertake statutory planning work for increasing land supply. The work arising from the increase in maximum domestic plot ratios (PRs) allowed in different Density Zones would be absorbed by resources within the Department including these new posts. No separate operational expenses, staff establishment or salary expenditure are specifically earmarked for this task in 2014-15.

(2) The proposed increase in maximum domestic PRs is by the respective Density Zones which cover the Main Urban Areas and New Towns. The details are set out below:

Main Urban Areas

(i) Density Zone 1: no increase in PR (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(ii) Density Zone 2: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and
(iii) Density Zone 3: PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns
(i) Density Zone 1: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);
(ii) Density Zones 2 and 3: PR to be increased by 20%; and
(iii) Density Zone 4 (low density zone): PR to be increased by 100%.

Both Main Urban Areas and New Towns
Individual sites to be up-zoned based on planning merits.

(3) Since whether, and if so, how the proposed increases in maximum domestic PRs could be adopted would need to be considered and determined on a site-by-site basis, we are unable to estimate at this stage the increase in floor area by adopting the aforesaid measures.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5309)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 66):

In Matters Requiring Special Attention in 2014-15 under this Programme, the Government states that it will take forward the detailed planning of the Kwu Tung North and Fanling North New Development Areas (NDAs). Would the Administration inform this Committee of:

(1) the operational expenses, staff establishment and estimated expenses on emoluments involved in the above task in 2014-15;

(2) the reason(s) why the detailed planning will still be undertaken despite the fact that over 90% of members of the public are against the development of the two NDAs.

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

(1) In 2014-15, five professional staff in the Planning Department (PlanD) will be involved in the district planning work related to the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs), including preparation of layout plans and planning briefs, and providing planning inputs to other relevant government departments such as the Civil Engineering and Development Department and the Lands Department to facilitate timely implementation of the NDAs. The estimated cost of these planning professional staff is about $4.2 million in terms of notional annual mid-point salary value. Officers at the senior management level in PlanD are also involved in overseeing various planning and development projects including the KTN and FLN NDAs while other existing staff will provide technical and clerical support. We are unable to provide a breakdown on the expenditure involved solely for the tasks and services in respect of the two NDAs.

(2) Hong Kong is facing a tight housing and land supply situation. It is necessary to increase land supply for accommodating various land uses to meet Hong Kong's medium to long-term housing, economic and social needs. The KTN and FLN NDAs are an important source of land supply for Hong Kong in the medium to long term and hence have to be taken forward as a matter of priority. Upon full development, the two NDAs would provide about 60 000 flats, of which about 36 000 (or 60%) would be subsidised housing; accommodate a total population of 176 900; and provide about 37 700 employment opportunities.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5373)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 130):

In this Programme, the Department states that one of its duties is to provide technical and secretariat services to the Town Planning Board (TPB) and its committees. Please inform this Committee of the estimated operating expenses, staff establishment and estimated salary expenditure in providing the technical and secretariat services to the TPB and its committees in 2014-15?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The Planning Department (PlanD) serves as the Secretariat of the Town Planning Board (TPB). The estimated operating expenses and salary expenditure of the TPB Secretariat, which provides secretariat and technical services to TPB and also undertakes other statutory planning duties, in 2014-15 are $12.71 million and $29.94 million respectively. The estimated staff establishment of the TPB Secretariat in 2014-15 is as follows:

Rank	Estimated Establishment 2014-15
Government Town Planner	1
Chief Town Planner	2
Senior Town Planner	7
Town Planner/Assistant Town Planner	12
Senior Survey Officer (Planning)	2
Survey Officer/Survey Officer Trainee (Planning)	7
Senior Technical Officer (Cartographic)	1
Technical Officer/Technical Officer Trainee (Cartographic)	4

Rank	Estimated Establishment 2014-15
Senior Executive Officer	1
Executive Officer I	2
Personal Secretary I	1
Personal Secretary II	2
Senior Clerical Officer	1
Clerical Officer	2
Assistant Clerical Officer	8
Clerical Assistant	4
Office Assistant	2
Workman II	1
Total :	60

There is no separate breakdown on the estimated operating expenses, staff establishment and salary expenditure solely for the secretariat and technical services provided by PlanD to TPB.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5374)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 131):

Under this Programme, it is mentioned that provision for 2014-15 is $24.4 million (26.5%) higher than the revised estimate for 2013-14 which is mainly due to the increase in salary provision arising from the increase of 20 posts, increase in operating expenses and expenses for conducting planning studies. In this connection, will the Administration inform this Committee of the following:

(1) What are the titles and duties of these 20 posts, and the estimated salary expenditure involved in 2014-15?

(2) What are the operating expenses under this Programme in 2014-15?

(3) What are the operating expenses for conducting planning studies in 2014-15? What are the planning studies to be conducted?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

(1) The titles, salary ranges and duties of the 20 new posts are set out below:

Titles	No. of Posts	Salary Range (per month)	Duties
Senior Town Planner [STP]	4	$89,565 – $103,190	Territorial planning
Town Planner/Assistant Town Planner [TP/ATP]	6	$51,825 – $86,440 / $28,315 – $43,120	Territorial planning
Senior Survey Officer (Planning) [SSO(P)]	1	$35,930 – $47,290	Technical and survey support
Senior Technical Officer (Cartographic) [STO(C)]	1	$35,930 – $47,290	Cartographic support

Titles	No. of Posts	Salary Range (per month)	Duties
Survey Officer/Survey Officer Trainee (Planning)	4	$17,485 – $34,315 / $11,485 – $13,040	Technical and survey support
Technical Officer/ Technical Officer Trainee (Cartographic)	3	$17,485 – $34,315 / $11,485 – $13,040	Cartographic support
Assistant Clerical Officer	1	$11,975 – $24,450	Clerical support
Total	20		

(2) The estimated total expense under this Programme in 2014-15 is $116.4 million, including $94.6 million for personal emoluments, $2 million for personnel related expenses, $13.7 million for general departmental expenses and $6.1 million for general non-recurrent items.

(3) Out of the above estimated expense of $116.4 million, a total of $10 million is estimated to be spent on conducting the following tasks under this Programme in 2014-15:

(a) Cross-boundary Travel Survey 2013/14;

(b) Review of Land Requirement for Grade A Offices, Business and Industrial Uses;

(c) Provision of Satellite Image, Digital Land Use and Classification Data covering the Pearl River Delta Area; and

(d) Strategic Environmental Assessment for Updating of the Territorial Planning Strategy under the Hong Kong 2030 Study.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5375)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 132):

Under this Programme, it is stated that provision for 2014-15 is $14.3 million (4.1%) higher than the revised estimate for 2013-14 which is mainly due to the increase in salary provision arising from the net increase of 15 posts and increased cash flow requirements for non-recurrent items. Regarding the net increase of 15 posts, will the Administration inform this Committee of the post titles, duties and estimated salary expenditure for 2014-15?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The ranks, salary ranges and nature of work of the new posts under this Programme are set out below:

Rank	No. of Posts *	Salary Range (per month)	Nature of work
Senior Town Planner [STP]	4	$89,565 – $103,190	Town planning
Town Planner/Assistant Town Planner [TP/ATP]	9	$51,825 – $86,440 / $28,315 – $43,120	Town planning
Senior Survey Officer (Planning) [SSO(P)]	2	$35,930 – $47,290	Technical and survey support
Survey Officer/Survey Officer Trainee (Planning)	2	$17,485 – $34,315 / $11,485 – $13,040	Technical and survey support
Senior Technical Officer (Cartographic) [STO(C)]	1	$35,930 – $47,290	Cartographic support
Technical Officer/ Technical Officer Trainee (Cartographic)	6	$17,485 – $34,315 / $11,485 – $13,040	Cartographic support

Rank	No. of Posts *	Salary Range (per month)	Nature of work
Executive Officer I	1	$45,155 – $56,810	Executive support
Official Languages Officer I	1	$45,155 – $56,810	Translation services
Supplies Officer	1	$43,120 – $56,810	Supplies services
Total	27		

* Nine existing time-limited posts (viz. one Chief Town Planner, two STP, two TP/ATP, two SSO(P) and two STO(C) posts) will lapse in 2014-15; and three existing permanent posts (viz. two Photoprinter II and one Assistant Supplies Officer posts) will be deleted in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4310)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 36):

(1) Please list all the planning studies which are being and have been carried out by the Planning Department in 2013-14 as well as the staffing and the expenditure involved;

(2) Please list all the planning studies to be commenced by the Planning Department in 2014-15 as well as the details, staffing and expenditure involved;

(3) Please list the number of outline development plans to be published by the Planning Department in 2014-15 as well as the details and the estimated publication date.

Asked by: Hon. CHAN Yuen-han

Reply:

(1) Details of the land use reviews and planning studies being conducted or completed by the Planning Department (PlanD) in 2013-14 are set out below:

Land Use Review/ Planning Study		Responsible Department	Estimated Completion Date	Estimated Project Cost ($M)	Spending in 2013-14 ($M)	Manpower Involved
Completed in 2013-14						
1.	Next Stage of Review on Green Belt Sites	PlanD	Completed	N.A.	N.A.	The review was undertaken by in-house staff of PlanD as part of their overall duties. No additional manpower was required.

2.	Land Use Reviews on the Government Land Currently Vacant, under Short Term Tenancies or Different Short-term or Government Uses	PlanD	Completed	N.A.	N.A.	The review was undertaken by in-house staff of PlanD as part of their overall duties. No additional manpower was required.
3.	Planning and Engineering Study on Development of Lok Ma Chau Loop - Investigation	PlanD and Civil Engineering and Development Department (CEDD)	Completed	33.70	3.00	The study was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
4.	Planning Study on Future Land Use at Anderson Road Quarry - Feasibility Study	PlanD	Completed	8.91	1.15	The study was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties.

5.	Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site	PlanD	Completed	1.30	0.39	The study was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties.
6.	Land Use Review for Kam Tin South and Pat Heung (Kam Sheung Road Station and Pat Heung Maintenance Depot and the adjoining areas)	PlanD	Completed	1.43	1.43	The review was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties
7.	North East New Territories New Development Areas Planning and Engineering Study	PlanD and CEDD	Completed	54.20	8.50	The study was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD and CEDD as part of their overall duties

On-going in 2013-14						
1.	Land Use and Traffic Impact Study for Caroline Hill Road Site	PlanD	Targeted for completion in early 2014	1.40	1.12	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.
2.	New Round of Assessments of Industrial Land in the Territory	PlanD	Targeted for completion in 2014	N.A.	N.A.	The assessments are conducted by in-house staff of PlanD as part of their overall duties. No additional manpower is required.
3.	Study on the Action Plan for the Bay Area of the Pearl River Estuary	PlanD	Targeted for completion in 2014	6.80	0.06	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.
4.	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	Targeted for completion in 2014	19.50	5.22	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.

5.	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	PlanD	Targeted for completion in 2014	4.50	0.61	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.
6.	The Study on Urban Renewal Plan for Kowloon City	PlanD	Targeted for completion in 2014	1.32#	0.81	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.
7.	Social Impact Assessment of Urban Renewal Plan for Kowloon City	PlanD	Targeted for completion in 2014	0.79#	0.56	The assessment is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.
8.	Hung Shui Kiu New Development Area Planning and Engineering Study	PlanD and CEDD	Targeted for completion in 2014-15	70.4	9.016	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.

9.	Planning and Engineering Study for Kwu Tung South - Feasibility Study	PlanD and CEDD	Targeted for completion in 2014-15	17.00	4.34	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
10.	Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	PlanD and CEDD	Targeted for completion in 2015	49.50	6.00^	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
11.	Preliminary Feasibility Study on Developing the New Territories North	PlanD and CEDD	Targeted for completion in 2015	29.63	1.34	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.

12.	The Planning and Engineering Study on the Remaining Development in Tung Chung - Feasibility Study	PlanD and CEDD	Targeted for completion in 2015	44.00	9.60^	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
13.	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study	PlanD and CEDD	Targeted for completion in 2015	28.00	5.66	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
14.	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	PlanD	Targeted for completion in 2015	5.00	-	The study is to be conducted by consultants. Management of consultancy will be undertaken by in-house staff of PlanD as part of their overall duties.

^ Revised estimate for 2013-14.
# Funded by Urban Renewal Fund Limited.

(2) Details of the planning studies and reviews to be commenced in 2014-15 by PlanD are set out below:

Planning Study/ Review		Responsible Department	Estimated Commencement and Completion Dates	Manpower Involved
1.	Review of Land Requirements for Grade A Offices, Business and Industrial Uses	PlanD	To commence in 2014 and complete in 2015	Professional services will be hired. Management of consultancy will be undertaken by in-house staff of PlanD as part of their overall duties.
2.	Strategic Environmental Assessment for Updating of the Territorial Planning Strategy under the HK2030 Study	PlanD	To commence in 2014 and complete in 2016	A consultancy study will be commissioned. Management of consultancy will be undertaken by in-house staff of PlanD as part of their overall duties.
3.	Planning and Engineering Study on Sunny Bay Reclamation	PlanD and CEDD	To commence in 2014 and complete in 2016	A consultancy study will be commissioned. Management of consultancy will be undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
4.	Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge	PlanD and CEDD	To commence in 2014 and complete in 2016	The study is planned to be conducted by consultants. Management of consultancy will be undertaken by in-house staff of PlanD and CEDD as part of their overall duties.

5.	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	PlanD	To commence in end 2014 and complete in 2016	The study is planned to be conducted by consultants. Management of consultancy will be undertaken by in-house staff of PlanD as part of their overall duties.
6.	Planning and Engineering Study for Developments at Lam Tei Quarry Site and the Adjoining Areas - Feasibility Study	PlanD and CEDD	To commence in 2014-15 and complete by 2017	The study is planned to be conducted by consultants. Management of consultancy will be undertaken by in-house staff of PlanD and CEDD as part of their overall duties.

(3) Five Outline Development Plans are estimated to be published by PlanD in 2014-15. Their estimated publication dates are listed below:

Planning Study		**Estimated Publication Date**
1.	Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation (Preliminary Outline Development Plan)	Mid 2014
2.	The Planning and Engineering Study on the Remaining Development in Tung Chung - Feasibility Study (Draft Outline Development Plan)	Mid 2014
3.	Hung Shui Kiu New Development Area Planning and Engineering Study (Draft Recommended Outline Development Plan)	Latter half of 2014
4.	Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study (Recommended Outline Development Plan)	End 2014
5.	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study (Draft Recommended Outline Development Plan)	End 2014

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4325)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 80):

Under Programme (2), it is mentioned that the Administration will increase the maximum domestic plot ratios allowed in different Density Zones as appropriate in the coming year. Please advise:

1. Have the District Councils (DCs) been consulted on the increase in development density of residential sites this year? If yes, please provide the details. Which DCs have been consulted and how many times have each of them been consulted? What were the manpower and expenditure involved? Which DCs supported and which DCs opposed the increase in development density of residential sites?

2. What are the locations of the residential sites where development density will be increased in the coming year? What are their respective increases in development density? What are the details of DCs consultations on the aforesaid work in the coming year? How many times will each of the DCs be consulted? What are the manpower and expenditure to be involved?

Asked by: Hon. CHAN Yuen-han

Reply:

As part of the Government's multi-pronged approach to increase land supply, we have been taking forward measures to make more efficient use of our existing land resources with a view to increasing housing land supply in the short to medium term. In particular, we have been conducting various land use reviews to identify suitable sites for housing development and reviewing development intensity to increase the number of housing units that can be supplied on individual sites. In this regard, as announced in the Chief Executive's 2014 Policy Address, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for sites located in the respective Density Zones of the Main Urban Areas and New Towns, and that the development intensity of housing sites would be determined having regard to the relevant planning guidelines and maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the concerned bureaux/departments. Specifically, the maximum PRs in the respective Density Zones will be revised as follows:

Main Urban Areas

(i) Density Zone 1: no increase in PR (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);
(ii) Density Zone 2: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and
(iii) Density Zone 3: PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

(i) Density Zone 1: PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);
(ii) Density Zones 2 and 3: PR to be increased by 20%; and
(iii) Density Zone 4 (low density zone): PR to be increased by 100%.

Both Main Urban Areas and New Towns

Individual sites to be up-zoned based on planning merits.

Under the revised Density Zones, the domestic development intensity of individual sites will continue to be determined based on the established planning mechanisms and processes, taking into account physical or technical constraints (e.g. traffic, environmental or infrastructural considerations) and any planning circumstances that would constrain increase in residential development intensity. In other words, the increases in maximum domestic PRs will not compromise the relevant planning principles and considerations. Under the revised Density Zones, individual housing sites will be able to provide more developable floor area when there is scope in terms of traffic and infrastructure capacity, and the various constraints and impacts so arising, if any, could be addressed through appropriate measures. Proposed change in the allowable maximum domestic PR for each site through planning application for minor relaxation of development restrictions or zoning amendments to the relevant outline zoning plan will be considered by the Town Planning Board individually, be they from the Government or private developers.

For new statutory plans, the revised PRs will be adopted as appropriate. Whether, and if so, how the domestic PRs of individual sites could be increased under the revised Density Zones would need to be considered and determined on a site-by-site basis. As with the established practice, before proceeding with the amendments to statutory plans, the Planning Department (PlanD) and other relevant bureaux/departments will consult the respective District Councils and local community.

The relevant work relating to this initiative will be absorbed by the existing manpower in the PlanD.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5923)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 283):

Over the past five years, how many applications involving the change of land use had been received? On average, the number of request for deferment made, and the time (in months) taken for them to be considered from receipt of the applications? How many of them were rejected, or withdrawn by the applicants? What was the amount of departmental expenses involved?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

In the past five years (from 1 January 2009 to 12 March 2014), the Town Planning Board (TPB) received 192 applications for amendment of plans under section 12A of the Town Planning Ordinance. Out of them, applicants of 97 applications submitted requests for deferment of consideration by TPB, and such requests were all considered within the statutory time limit of three months. Most applicants made one to three requests for deferment. Deferment will only be considered and approved with justifications based on merits of individual cases. Of these 97 planning applications, 31 were eventually rejected, nine approved, 38 withdrawn and 19 under processing. The time required for TPB to consider and decide on these planning applications varies depending on circumstances of individual applications. The work is carried out by the staff concerned in the Department as part of their overall duties, and hence we are unable to provide a separate breakdown of the departmental expenses solely for the work.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5931)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 212):

It is mentioned in paragraph 114 of the Budget that the Government has so far "identified 150 sites for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private units."

Please list the information of these 150 sites, including their locations, site area, proposed plot ratios and domestic gross floor area.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. The details of individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans. Their distribution by districts is shown in the table below:

District	No. of Sites	Estimated No. of Flats
Central and Western	2	2 700
Wan Chai	-	-
Eastern	5	3 300
Southern	14	10 400
Kowloon City	8	5 100
Kwun Tong	13	16 000
Wong Tai Sin	1	1 900
Yau Tsim Mong	-	-
Kwai Tsing	12	12 000

Sham Shui Po	1	1 100
Tsuen Wan	7	6 700
North	6	19 500
Sha Tin	11	8 100
Tai Po	23	27 600
Tuen Mun	22	32 600
Yuen Long	14	42 000
Sai Kung	12	25 300
Islands	1	1 000
Total	**152**	**Around 215 000**

The estimated number of flats and availability year may be subject to change depending on the technical assessments for the individual sites and the progress of the relevant procedures.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5932)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 213):

It is mentioned in paragraph 120 of the Policy Address that the Government "has identified about 80 additional "Green Belt" ("GB") sites and "Government, Institution or Community" ("GIC") sites in various districts with a total area of over 150 hectares with the potential to be rezoned for residential use. These sites in various districts can be made available in the next five years to provide about 89 000 units to help meet the demand for housing land over the next decade."

Please list the information of these "80 "GB" sites and "GIC" sites with a total area of over 150 hectares", including their locations, site area, proposed plot ratios and domestic gross floor area.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. These 152 sites include the 80 or so additional mainly Green Belt (GB) sites and Government, Community or Institution (GIC) sites with potential to be rezoned for residential use as mentioned in the 2014 Policy Address, as well as the earlier announced GB and GIC sites which have not yet been rezoned. In total, there are 72 GB sites and 31 GIC sites to be rezoned for residential use. The details of the individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5940)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning, (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 233):

Regarding that the Administration 'continued to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provided policy steer on and oversee the various planning and engineering studies and land use reviews, 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 reviews on government sites, "Green Belt", industrial land, etc.', what were the consultancy fees approved and details involved on the aforesaid plan to increase land supply?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The details of the North East New Territories New Development Areas Planning and Engineering Study (NENT NDAs Study), Hung Shui Kiu New Development Area Planning and Engineering Study (HSK Study) and Tung Chung New Town Development Extension Study (Tung Chung Study) are as follow:

- The NENT NDAs Study jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) has been substantially completed. The Government announced the revised proposals in July 2013. The Kwu Tung North and Fanling North NDAs are to be developed as new town extensions to form the Fanling/Sheung Shui/Kwu Tung New Town which will have a total population of about 460 000 upon full development, while the Ping Che/Ta Kwu Ling NDA will be re-planned in the context of another study on the New Territories North. The approved project estimate of the Study is $54.2 million, which includes the consultancy fees and site investigation cost.

- The HSK NDA Study is jointly commissioned by PlanD and CEDD. The Study aims to formulate a land use framework for the NDA and ascertain the technical feasibility of the development proposals and the required supporting infrastructure. Stage 2 Community Engagement (CE) on the Preliminary Outline Development Plan was completed in October 2013. Taking into account the public comments received, the Recommended Outline Development Plan is being prepared for Stage 3 CE. The approved project estimate of the Study is $70.4 million, which includes the consultancy fees and site investigation cost.

- The Tung Chung Study is jointly commissioned by PlanD and CEDD. The Study aims to formulate a comprehensive development proposal for the extension of Tung Chung to meet housing and other needs of the community. Stage 2 Public Engagement (PE) on the initial land use options was completed in July 2013. Taking into account the public comments received, the Outline Development Plan is being prepared for Stage 3 PE. The approved project estimate of the Study is $44.0 million, which includes the consultancy fees and site investigation cost.

The work relating to the various land use reviews, including those on Government, Institution or Community and other government sites, as well as Green Belt and industrial sites, is undertaken by staff of PlanD as part of their overall duties and absorbed by PlanD's established provision.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5942)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 243):

As shown by the statistical data from the Planning Department in 2012, the land area in Hong Kong occupied by private residential, public residential and rural settlement are 25 km^2, 16 km^2 and 35 km^2 respectively.

Please list out by 18 districts the existing (or the latest) land area occupied by private residential, public residential (with breakdown by public rental housing flats and Home Ownership Scheme flats) and rural settlement over Hong Kong.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Land Utilisation in Hong Kong 2012 figures were compiled from satellite images and relevant information from various government departments. They are intended to show the broad land use pattern at the territorial level for general reference.

The Planning Department does not have information on the land area occupied by different housing types by 18 districts.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5943)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning; (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 244):

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:

One key objective in planning new towns and new development areas is to promote a balanced community with a healthy housing mix supported by necessary infrastructure and facilities. In proposing the housing mix of a new town or a new development area, we would take into account a number of factors relevant to the proposed new town/ new development area and also the district as a whole, including the salient characteristics and the existing housing mix; the overall planning intention, the planned economic base and employment opportunities; the available transport and infrastructural capacities and community facilities; the government housing policy and anticipated housing needs in the area and also across the territory. Public views are also an important factor for consideration. 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 and by broad housing types as at mid-2013 is provided below :

District Council District	Public Rental Housing (%)	Subsidised Home Ownership Housing (%)	Private Permanent Housing, Including Village Houses [2] (%)	Others[3] (%)
Central and Western	2.9	*	94.4	2.8
Wan Chai	*	*	98.4	1.6
Eastern	20.0	15.9	63.1	1.1
Southern	28.2	16.8	51.8	3.2
Sham Shui Po	34.5	5.6	57.5	2.4
Kowloon City	15.8	1.8	79.9	2.4
Wong Tai Sin	49.7	31.9	17.2	1.2
Kwun Tong	55.4	15.4	28.1	1.0
Yau Tsim Mong	3.2	4.3	89.0	3.5
Kwai Tsing	57.2	16.5	24.3	2.0
Tsuen Wan	21.1	1.0	75.8	2.1
Tuen Mun	30.0	24.8	42.6	2.5
Yuen Long	32.8	12.5	51.6	3.1
North	22.1	29.3	43.2	5.4
Tai Po	17.0	28.2	52.4	2.4
Sha Tin	27.7	28.6	42.3	1.4
Sai Kung	20.0	32.6	46.2	1.2
Islands	35.0	4.6	57.1	3.4
Land-based population total	29.5	16.9	51.5	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

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6385)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 28):

Does the Government have any plan to relocate the Tuen Mun Public Cargo Working Areas in Area 16 to make way for a park at the site of the existing waterfront promenade so as to provide sitting-out facilities for the residents? If yes, what are the details and expenditure involved? If no, what are the reasons?

Asked by: Hon. HO Chun-yan, Albert

Reply:

There is no plan to relocate the public cargo handling area away from Tuen Mun Area 16. According to the Marine Department, the utilisation rate of the public cargo handling area is high. The Planning Department is exploring the possibility of its relocation with concerned departments, including attempting to identify suitable re-provisioning site(s), and will study how the subject site and the adjoining waterfront area could be replanned for other uses, including residential, hotel and open space, should re-provisioning of the public cargo handling area be found feasible. The District Council will be consulted if land use changes are proposed for the waterfront area in question.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6387)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 37):

Does the Administration have any plan to build a community hall and a small library in Tuen Mun Area 51? If not, what are the reasons?

Asked by: Hon. HO Chun-yan, Albert

Reply:

To cope with the planned developments in Tuen Mun north, in particular the new housing proposals in Tuen Mun Area 54 which adjoins Area 51, the Home Affairs Department and the Leisure and Cultural Services Department (LCSD) have planned to develop a community hall cum sports centre in Tuen Mun Area 54. The proposed community hall would also serve the residents in the surrounding area including those in Area 51.

According to LCSD, there are currently three libraries (including Tuen Mun main public library and two local libraries in Tai Hing Estate and Butterfly Estate) and nine mobile library stations in Tuen Mun. The provisions meet the Hong Kong Planning Standards and Guidelines which requires one district library to be provided for every 200 000 persons. Nevertheless, LCSD is planning a district library to replace the existing local library in Tai Hing Estate. As advised by LCSD, there is no plan to develop an additional library in Tuen Mun Area 51.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5447)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 175):

Regarding enforcement and prosecution actions against unauthorised developments in the rural New Territories over the past three years (2011-12, 2012-13, 2013-14):

1) please provide details on the departmental expenditure incurred by enforcement and prosecution actions, including the annual total expenditure, the number of staff involved in taking prosecution actions, the number of cases handled by court, the number of reviews, and the number of appeals handled;

2) among the cases where prosecution actions were taken against unauthorised developments, how many were convicted, and what are the details of the unauthorised developments and the amount of fine each case involved; and

3) what are the criteria adopted by the Administration in making the following estimates for the coming year:
   a) the number of reports on alleged unauthorised developments investigated;
   b) the number of warning letters/compliance reminders and enforcement/ stop/reinstatement notices issued;
   c) the number of unauthorised developments discontinued/regularised;
   d) the number of prosecutions/reviews in magistracy and appeals handled; and
   e) the number of judicial reviews handled?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

In the past three years (2011, 2012 and 2013), the statistics for enforcement and prosecution actions against unauthorised developments (UDs) in the rural New Territories are as follows :

(1) Planning enforcement and prosecution actions against UDs in 2011-12 and 2012-13 are undertaken by 63 staff of the Planning Department and increased to 68 in 2013-14. As the 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 this area of work. As for the number of prosecutions/reviews in magistracy and appeals handled, the figures for 2011, 2012 and 2013 are 57, 54 and 50 respectively.

(2) The breakdown of prosecution actions taken in 2011, 2012 and 2013 is provided below :

	2011	**2012**	**2013**
Number of Prosecution Cases Instigated (Number of summons)	55 (184)	53 (214)	48 (118)
Number of Cases Successfully Convicted (Number of summons)	51 (133)	47 (169)	37 * (97)
Total Fine for Each case	ranged from $10,000 to $400,000	ranged from $8,000 to $2,179,600	ranged from $10,000 to $360,000*

* Position as at 12 March 2014.

For the above cases, the number of cases by type of use in the same period are provided below :

Type of Use of Alleged UDs	**2011**	**2012**	**2013**
Workshop	4	1	4
Storage	26	32	27
Container-related Uses	6	-	1
Vehicle Park	4	9	4
Filling of Pond/Land	8	7	9
Others (such as eating place and service provision)	7	4	3
Total	55	53	48

(3) Generally speaking, the estimates for 2014 on: (a) the number of reports on alleged UDs investigated; and (d) the number of prosecution/review in magistracy and appeals handled are based on the average figure in the past five years (2009 to 2013). As for (b) on the number of warning letters/compliance reminders and enforcement/stop/reinstatement notices issued, and (c) the number of UDs discontinued/regularised, apart from averaging the past five years' figures, the estimates for 2014 have also taken into account the downward trends in the number of notice recipients per notice as well as the number of cases discontinued/regularised.

For (e), the estimate for 2014 on the judicial reviews handled reflects the estimate from the whole Department instead of cases confined to enforcement and prosecution actions. In the past three years, only one judicial review lodged in 2011 was related to enforcement actions by the Planning Authority.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5450)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 160):

Currently there is no requirement for meetings of the Town Planning Board (TPB) to be open to the public and for open documents and correspondence to be published in both Chinese and English. In this regard, please advise:

1) the resources and manpower required by the TPB Secretariat in the past three years and the coming year (please provide a breakdown of the number of posts by grade and rank);

2) the total number and hours of meetings held by the TPB in the past three years, and of which, the number of meetings which were wholly open to the public, the number of meetings with part of the agenda items open to the public as well as the number of hours of meetings which were open to the public;

3) whether the Government has assessed the resources and manpower involved if bilingual versions of all open documents and instruments are provided as required under the Official Languages Ordinance, and simultaneous interpretation service is provided for all open meetings. If yes, why have these measures not introduced? If no, what are the reasons?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

1) The operating expenses and salary expenditure of the Town Planning Board (TPB) Secretariat in 2011-12, 2012-13 and 2013-14 and the estimates for 2014-15 are listed as follows:

Item	Expenditure 2011-12 ($M)	Expenditure 2012-13 ($M)	Expenditure 2013-14 (up to 10.3.2014) ($M)	Estimates 2014-15 ($M)
Operating expenses	8.9	10.5	7.8	12.7
Salary expenditure	29.1	31.7	28.3	29.9

The establishment of the TPB Secretariat in 2011-12, 2012-13 and 2013-14, and the estimated establishment for 2014-15 are listed as follows:

Rank	Establishment 2011-12	Establishment 2012-13	Establishment 2013-14	Estimated Establishment 2014-15
Government Town Planner	1	1	1	1
Chief Town Planner	2	2	2	2
Senior Town Planner	5	6	6	7
Town Planner/ Assistant Town Planner	11	11	11	12
Senior Survey Officer (Planning)	2	2	2	2
Survey Officer/Survey Officer Trainee (Planning)	6	6	6	7
Senior Technical Officer (Cartographic)	1	1	1	1
Technical Officer/ Technical Officer Trainee (Cartographic)	4	4	4	4
Senior Executive Officer	1	1	1	1
Executive Officer I	1	1	1	2
Personal Secretary I	1	1	1	1
Personal Secretary II	2	2	2	2
Senior Clerical Officer	1	1	1	1
Clerical Officer	2	2	2	2
Assistant Clerical Officer	8	8	8	8
Clerical Assistant	4	4	4	4
Office Assistant	2	2	2	2
Workman II	1	1	1	1
Total :	55	56	56	60

2) The number of meetings and the number of meeting hours of the TPB (including the full Board, Metro Planning Committee, and Rural and New Town Planning Committee) in 2011-12, 2012-13 and 2013-14 are listed as follows:

	2011-12	**2012-13**	**2013-14 (up to February 2014)**
No. of meetings	80	67	63
No. of meeting hours (about)	322	254	313

For each meeting, the open session (i.e. excluding confidential items and deliberation part) will be broadcast for public viewing at a designated venue.

3) Under the Official Languages Ordinance, Chinese and English are both official languages. While neither the Official Languages Ordinance nor the Town Planning Ordinance requires provision of bilingual versions of all open documents and instruments, the agenda and minutes of meeting of the TPB, notice and gist of planning applications, notice of gazette of statutory plans, gist of representations in respect of statutory plans, and gist of TPB's decision are already available in both Chinese and English. Besides, applicants normally provide bilingual executive summaries of technical assessment reports in their submission, which are available for public inspection. If members of the public have any enquiry about information in the applications and TPB papers which are available in only one language (e.g. English), the staff of the Planning Enquiry Counters of the Planning Department will be happy to assist. Moreover, simultaneous interpretation is provided for all meetings of the TPB and its Committees.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4876)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning, (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 119):

Regarding public consultation conducted by the Development Bureau on planning, land use and urban design in the past five years, what are the details, the number of consultation exercises conducted, the amount of expenditure and the number of staff involved?

Asked by: Hon. KWOK Ka-ki

Reply:

The work of the Planning Department is overseen by the Development Bureau. The public engagement activities related to planning, land use and/or urban design studies conducted under the purview of the Planning Department in the past five years are listed below:

2009 to 2010

Name of the Study	Subject of Public Engagement
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

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

2010 to 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 Lok Ma Chau Loop - Investigation	Stage 1 Public Engagement (simultaneously undertaken in Hong Kong and Shenzhen) - on Preliminary Development Proposals for the Lok Ma Chau Loop
Study on the Action Plan for the Bay Area of the Pearl River Estuary	Stage 1 Public Engagement - on preliminary recommendations of the study
Hung Shui Kiu New Development Area Planning and Engineering Study	Stage 1 Community Engagement (first round) - on strategic role and planning principles of the New Development Area

2011 to 2012

Name of the Study	Subject of Public Engagement
Hung Shui Kiu New Development Area Planning and Engineering Study	Stage 1 Community Engagement (second round) - on development of Hung Shui Kiu New Development Area
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
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

Urban Climatic Map and Standards for Wind Environment - Feasibility Study	Public Engagement with Stakeholders - study findings and recommendations

2012 to 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 - 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 1 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 Community Engagement - on initial land use options
Study on Development Options for Comprehensive Development Area Site in Diamond Hill	Consultation with Wong Tai Sin District Council and local residents - on land use proposals.

2013 to 2014

Name of the Study	Subject of Public Engagement
Study on the Action Plan for the Bay Area of the Pearl River Estuary	Stage 2 Public Engagement - on the revised recommendations of the study
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	Stage 1 Community Engagement on key issues and guiding principles for development in Yuen Long South

Hung Shui Kiu New Development Area Planning and Engineering Study	Stage 2 Community Engagement - on the Preliminary Outline Development Plan of Hung Shui Kiu New Development Area
Planning and Engineering Study for Tung Chung New Town Extension	Stage 2 Public Engagement - on initial land use options for Tung Chung New Town Extension
Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	Stage 2 Community Engagement - on draft Recommended Outline Development Plan for the Ex-Lamma Quarry Site
Stage 2 Public Engagement Programme of Urban Renewal Plan for Kowloon City	Stage 2 Public Engagement - on draft Urban Renewal Plan endorsed by the Kowloon City District Urban Renewal Forum

These public engagement activities are for studies conducted either by the Planning Department or jointly by the Planning Department and the Civil Engineering and Development Department. The expenditure and manpower incurred in conducting and overseeing these activities are absorbed either by in-house staff of PlanD as part of their overall duties, the consultants for the respective consultancy studies, or both. We do not have a separate breakdown of the expenditure and manpower used solely for the public engagement activities.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4257)

Head: (118) Planning Department

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

Programme: (4) Technical Services

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 42):

It is stated under Programme (4) that the Department will continue to manage consultancies for undertaking air ventilation assessment for major government projects in 2014-15. 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; and whether the Department will expedite the assessment to tie in with the schedule of various major infrastructure projects in the pipeline;

(2) the number of air ventilation assessments undertaken for major government projects in the past three years (i.e. 2011-12, 2012-13 and 2013-14);

(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. 2011-12, 2012-13 and 2013-14);

(4) the names and locations of major government projects for which air ventilation assessment will be undertaken in 2014-15, and the staffing and expenditure involved; and

(5) additional staff required for the above tasks in 2014-15 and the expenditure involved.

Asked by: Hon. KWOK Wai-keung

Reply:

(1) The Planning Department (PlanD) hires and manages term consultancies for air ventilation assessment (AVA) services for projects under the ambit of the Department. In accordance with the Government's technical circulars on AVA (HPLB TC No. 1/06 and ETWB TC No. 1/06), an AVA could consist of three stages: Expert Evaluation, Initial Study and Detailed Study. Expert Evaluation facilitates the identification of air ventilation problems and issues, which generally takes about three to four weeks to complete. Depending on the nature of the development, the Expert Evaluation could lead to an Initial Study or directly to a Detailed Study.

Initial Study refines and substantiates the Expert Evaluation with quantitative data, and it normally takes seven to eight weeks to complete. Detailed Study, which concludes the AVA by quantitatively comparing designs, requires eight to ten weeks. Taking account of the seven or eight weeks' time for conducting Site Wind Availability Study to analyse the local wind environment prior to the Initial Study and Detailed Study, an AVA in total could take about 25-30 weeks to complete (including the compilation of the assessment reports). The actual time required, however, depends on the nature and complexity of individual projects.

PlanD will schedule AVAs to tie in with the project programmes and will expedite the process where necessary and possible.

(2) PlanD maintains an AVA register on major government projects under the ambit of different bureaux/departments. According to the AVA register, the numbers of AVAs completed for major government projects are 11 in 2011, eight in 2012 and two in 2013 (up to the third quarter of 2013) respectively.

(3) According to the Environmental Protection Department's record, no construction works of major government projects had been suspended in the past three financial years (i.e. 2011-12, 2012-13 and 2013-14) due to non-compliance with the requirements of environmental permits.

(4) &(5) In 2014-15, PlanD will commission consultants to undertake AVAs relating to amendments to a number of outline zoning plans (OZPs) covering Aberdeen and Ap Lei Chau, Stanley, Ho Man Tin, Kowloon Tong, Kai Tak, Kwai Chung, Ma On Shan, Tuen Mun and So Kwun Wat. Other AVAs may also be undertaken on a need basis. We are unable to provide a breakdown of the manpower or expenditure involved solely for managing the term consultancies for AVA services as the task is carried out by in-house staff of the Department as part of their overall duties.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5549)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 44):

Regarding the statement "continued to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provided policy steer on and oversee the various planning and engineering studies and land use reviews", please advise:

(a) whether the "study on the feasibility of developing an extension of Tai Po community along the railway line near Kau Lung Hang and Hong Lok Yuen" is included;
(b) if so, the details of the study;
(c) if not, whether it is put under other subheads;
(d) if not for (c), the reasons for that.

Asked by: Hon. LAU Wai-hing, Emily

Reply:

(a) and (b) The Planning Department has no plan at present to conduct study on the feasibility of developing an extension of Tai Po community along the railway line near Kau Lung Hang and Hong Lok Yuen.

(c) The Kau Lung Hang area is not covered by any planning and engineering feasibility study under the purview of the Planning Department.

(d) The areas has not been identified as a priority area for exploring development potential, as a substantial area of Kau Lung Hang is covered by the village 'environs' of several recognised villages (including Nam Wa Po, Tai Hang, Kau Lung Hang San Wai and Lo Wai and Yuen Leng), and the development of the remaining area is constrained by steep slopes and the presence of high voltage power lines. The development potential of the area in the longer term could be subject to review in future.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5998)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 139):

On actions against unauthorised developments, 2 175 statutory notices were issued by the Department for enforcement last year but there were only 45 successfully prosecuted cases.

1. Was rectifications made by the notice recipient upon receiving the statutory notices the cause for the low successful prosecution rate? Or was it because the Department had difficulties in taking prosecution actions? How many cases for which prosecution actions were taken last year?

2. The Department's target on complaints on alleged unauthorised developments investigated within four weeks is 95%. Is there a target for the length of time to be taken from completion of investigation to taking enforcement actions? If yes, what is the target time? What was the percentage of achieving the target last year?

   Regarding the manpower and expenditure involved in this task, please list in table form:

   1. the number and ranks of the staff involved;
   2. the emoluments of the staff involved and the personnel related expenses; and
   3. the operational expenses and non-recurrent expenses (if any).

Asked by: Hon. LEUNG Kwok-hung

Reply:

1. Prosecution action may be taken against non-compliance with statutory notices, and the number of prosecution cases therefore varies from year to year. In 2013, the Planning Department issued compliance notices for a total of 324 cases, representing 40 more cases than 2012. This significant increase in compliance rate has resulted in fewer cases resorting to prosecution. In 2013, a total of 118 summonses (for 48 cases) were laid against offenders of the Town Planning Ordinance.

2. The target concerned is to commence and complete investigation of the complaints received within four weeks, and the actual percentage achieved in 2013 was 100%. There is no specific target on the time taken to take enforcement action against the unauthorised developments, as it invariably depends on the circumstances of individual cases and the collection of evidence. Enforcement action will be carried out when sufficient evidence has been collected to confirm that an unauthorised development has occurred.

3. There are at present 68 staff in the Department responsible for carrying out planning enforcement actions against unauthorised developments in the rural New Territories. Among the 68 staff, there are 19 town planners, 32 survey officers, 5 cartographic officers and 12 staff in the general registry. We are unable to provide a breakdown on other expenses related to this area of work as they are absorbed within the Department. There will be no increase in the manpower and resources for planning enforcement in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6005)

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 136):

Please tabulate the following information on the Planning Department:

1. What is the number of directorate officers in the Department? What are their respective ranks?
2. Please provide a breakdown of the salaries and benefits concerned for each directorate officer, including their salaries, allowances, job-related allowances and personnel related expenses.
3. What are the total expenses itemised in (2) above and their percentages against the total expenses for the Department?

Asked by: Hon. LEUNG Kwok-hung

Reply:

The number and details of the posts on the Directorate Pay Scale in the Planning Department as of March 2014 are as follows:

Rank	No. of posts	Salary Range (per month)
Director of Planning	1	$191,400 – $197,150 (Directorate Pay Scale Point D5)
Principal Government Town Planner	2	$158,850 – $173,350 (Directorate Pay Scale Point D3)
Government Town Planner	6	$136,550 – $149,350 (Directorate Pay Scale Point D2)
Chief Town Planner	17	$115,050 – $125,800 (Directorate Pay Scale Point D1)
Chief Engineer	1	$115,050 – $125,800 (Directorate Pay Scale Point D1)
Total	27	

There are no separate breakdowns relating to the allowances, job-related allowances or personnel related expenses of the directorate officers.

The salary payment of directorate officers will account for about 9% of the total salary provision of the Department in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6006)

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 137):

It is estimated that the general departmental expenses will increase by 20% from $76.49 million to $92.05 million in 2014-15. Please give the reasons for such increase.

Asked by: Hon. LEUNG Kwok-hung

Reply:

The estimated increase in general departmental expenses in 2014-15 is mainly due to the increase in provision for non-civil service contract staff, computer hardware and software, office equipment, printing services, maintenance services and other operating expenses.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6007)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 138):

One of the tasks listed in Matters Requiring Special Attention in 2014-15 is to take forward the detailed planning of the Kwu Tung North and Fanling North New Development Areas, including preparation of layout plans and planning briefs. I would like to know the staffing and expenditure involved in this task. Please provide the following information in table form:

1. the number and ranks of the staff involved;

2. emoluments and personnel related expenses;

3. operational expenses and non-recurrent expenses (if any).

Asked by: Hon. LEUNG Kwok-hung

Reply:

The staffing and expenditure for overseeing and co-ordinating the implementation of the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs) in 2014-15 will involve mainly the cost for the in-house professional staff in the Planning Department (PlanD), the Civil Engineering and Development Department (CEDD) and the Lands Department (LandsD).

In 2014-15, five professional staff in PlanD will be involved in the district planning work related to KTN and FLN NDAs, including preparation of layout plans and planning briefs, and providing planning inputs to CEDD and LandsD to facilitate timely implementation of the NDAs. The estimated cost of these planning professional staff is about $4.2 million in terms of notional annual mid-point salary value. Officers at the senior management level in PlanD are also involved in overseeing various planning and development projects including the KTN and FLN NDAs while other existing staff will provide technical and clerical support. We are unable to provide a breakdown on the expenditure involved solely for the tasks and services in respect of the two NDAs.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6021)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 473):

Will the Administration inform this Committee of:

(1) The number of complaints against unauthorised developments within "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones; the number of enforcement notices, stop notices and reinstatement notices issued; the number of prosecution cases and the number of persons convicted in these cases in the past six years;

Year	Number of complaints on alleged unauthorised developments within "Conservation Area"	Number of enforcement notices issued	Number of stop notices issued	Number of reinstatement notices issued	Number of prosecution cases (number of persons convicted)
2008					
2009					
2010					
2011					
2012					
2013					
Year	Number of complaints on alleged unauthorised developments within "Coastal Protection Area"	Number of enforcement notices issued	Number of stop notices issued	Number of reinstatement notices issued	Number of prosecution cases (number of persons convicted)
2008					
2009					
2010					
2011					
2012					
2013					
Year	Number of complaints on alleged unauthorised developments within "Green Belt"	Number of enforcement notices issued	Number of stop notices issued	Number of reinstatement notices issued	Number of prosecution cases (number of persons

					convicted)
2008					
2009					
2010					
2011					
2012					
2013					
Year	Number of complaints on alleged unauthorised developments within "Agriculture" zone	Number of enforcement notices issued	Number of stop notices issued	Number of reinstatement notices issued	Number of prosecution cases (number of persons convicted)
2008					
2009					
2010					
2011					
2012					
2013					

(2) the lots (with the locations and area provided) damaged by unauthorised developments within "Conservation Area" and "Coastal Protection Area" in the past six years;

(3) the shortest, average and longest time (number of days) taken to issue enforcement notices after receipt of the above complaints against unauthorised developments within "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones;

(4) the shortest, average and longest time (number of days) taken to issue reinstatement notices after receipt of the above complaints against unauthorised developments within "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones;

(5) the shortest, average and longest time (number of days) taken to issue compliance notices after issuance of enforcement notices in respect of the above complaints against unauthorised developments within "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones;

(6) the shortest, average and longest time (number of days) taken to issue compliance notices after issuance of reinstatement notices in respect of the above complaints against unauthorised developments within "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones;

(7) the estimated expenditure and manpower involved in the next financial year (2014-15) for enforcement and prosecutions in respect of the above complaints against unauthorised developments within "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones, and the change as compared with that of 2013-14?

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) The number of complaints against alleged unauthorised developments (UDs) within "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA") , "Green Belt" ("GB") and "Agriculture" ("AGR") zones; the number of enforcement notices (EN), stop notices (SN) and reinstatement notices (RN) issued; the number of prosecution cases and the number of persons convicted in these cases in the past six years are as follows:

Year	Number of complaints on alleged UDs within "CA"	Number of EN issued (No. of cases)	Number of SN issued (No. of cases)	Number of RN issued (No. of cases)	Number of prosecution cases (No. of persons convicted)
2008	20	18(6)	19(4)	18(7)	2(2)
2009	18	4(2)	2(2)	11(5)	1(0)
2010	35	11(5)	0(0)	9(3)	0(0)
2011	44	85(20)	13(2)	57(14)	2(5)
2012	43	76(10)	0(0)	18(7)	1(1)
2013	48	28(4)	0(0)	6(3)	0(0)
Year	Number of complaints on alleged UDs within "CPA"	Number of EN issued (No. of cases)	Number of SN issued (No. of cases)	Number of RN issued (No. of cases)	Number of prosecution cases (No. of persons convicted)
2008	19	55(13)	13(1)	14(2)	1(0)
2009	18	19(6)	0(0)	16(4)	0(0)
2010	24	4(2)	0(0)	1(1)	1(1)
2011	39	47(10)	0(0)	11(4)	2(2)
2012	28	28(4)	0(0)	29(5)	3(6)
2013	36	19(5)	0(0)	4(2)	0(0)
Year	Number of complaints on alleged UDs within "GB"	Number of EN issued (No. of cases)	Number of SN issued (No. of cases)	Number of RN issued (No. of cases)	Number of prosecution cases (No. of persons convicted)
2008	90	274(33)	0(0)	150(17)	6(15)
2009	118	369(50)	0(0)	149(22)	4(10)
2010	119	336(46)	0(0)	101(15)	6(18)
2011	161	268(33)	0(0)	88(14)	8(13)
2012	243	372(61)	0(0)	63(14)	8(37)
2013	201	317(49)	0(0)	208(29)	14(17)
Year	Number of complaints on alleged UDs within "AGR"	Number of EN issued (No. of cases)	Number of SN issued (No. of cases)	Number of RN issued (No. of cases)	Number of prosecution cases (No. of persons convicted)
2008	169	441(75)	0(0)	284(58)	20(34)
2009	190	595(92)	1(1)	124(28)	37(60)
2010	239	568(108)	0(0)	162(28)	26(50)
2011	220	494(88)	0(0)	125(20)	26(57)
2012	245	560(101)	0(0)	332(47)	18(29)
2013	262	442(88)	0(0)	153(34)	18(45)

(2) We do not have readily available information on the lots (with the locations and area provided) damaged by UDs within "CA" and "CPA" in the past six years. Nonetheless, the breakdown by broad districts in the rural New Territories (NT) showing the land area that had been served with EN/SN in "CA" and "CPA" zones in the past six years is provided below:

Year	Land Area (hectares)			
	North West NT	North East NT	South East NT	Islands
2008	9.23	0.82	0.87	-
2009	4.34	0.17	0.07	-
2010	1.65	1.71	0.65	-
2011	11.10	0.61	0.50	0.23
2012	2.77	0.02	0.41	-
2013	0.97	-	0.16	-

(3) to (6)

We do not have readily available information on the time taken to issue statutory notices after receipt of complaints on cases in "CA", "CPA", "GB" and "AGR" zones. Our performance pledge is to complete the site inspection (SI) within four weeks upon receipt of complaints. However, the collection of evidence takes time and this varies on a case-by-case basis. The time taken from the first SI of investigating an UD to the issue of EN and RN as well as the time taken to issue a Compliance Notice after the issuance of EN and RN thus differ for individual cases.

(7) In 2013-14, a total of five posts were added to help strengthen the manpower for enforcement and prosecution actions against UDs. There will be no increase in the manpower and resources for planning enforcement in 2014-15. As the work is undertaken as part of the normal duties of the staff, we are unable to provide a breakdown on the expenditure or resources solely for complaints against UDs within "CA", "CPA", "GB" and "AGR" zones. The Planning Department will continue to monitor closely cases of UDs and take appropriate follow-up actions in a timely manner in order to prevent further deterioration of the environment in the rural NT.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6131)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 474):

Regarding land use review, will the Administration inform this Committee of the following:

It is stated in the Policy Address that "there are about 150 sites that have to be rezoned for residential use and will be made available over the next five years".

(1) Regarding the above 150 sites, please state, by the 18 districts in Hong Kong, their existing land uses, **areas, whether private land is involved, and the number of flats to be built**.

(2) Among the **"Green Belt"** sites to be rezoned, **how many are for a) public housing** and b) private housing in Residential (Group A), c) Residential (Group B) and d) Residential (Group C) zones? What are their respective areas and **the number of flats to be built**? Please provide a breakdown by the 18 districts in Hong Kong.

(3) Among the **"Government, Institution or Community" (GIC)** sites to be rezoned, **how many are for a) public housing** and b) private housing in Residential (Group A), c) Residential (Group B) and d) Residential (Group C) zones? What are their respective areas and **the number of flats to be built**? Please provide a breakdown by the 18 districts in Hong Kong.

(4) Among the **"Recreation"** sites to be rezoned, **how many are for a) public housing** and b) private housing in Residential (Group A), c) Residential (Group B) and d) Residential (Group C) zones? What are their respective areas and **the number of flats to be built**? Please provide a breakdown by the 18 districts in Hong Kong.

(5) Among the **"Industrial"** sites to be rezoned, **how many are for a) public housing** and b) private housing in Residential (Group A), c) Residential (Group B) and d) Residential (Group C) zones? What are their respective areas and **the number of flats to be built**? Please provide a breakdown by the 18 districts in Hong Kong.

Asked by: Hon. LEUNG Kwok-hung

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. These sites are currently mainly zoned "Green Belt", "Government, Institution or Community", "Open Space" or "Residential" on the outline zoning plans. They are mainly government land. The details of the individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans. Their distribution by districts is shown in the table below:

District	No. of Sites	Estimated No. of Flats
Central and Western	2	2 700
Wan Chai	-	-
Eastern	5	3 300
Southern	14	10 400
Kowloon City	8	5 100
Kwun Tong	13	16 000
Wong Tai Sin	1	1 900
Yau Tsim Mong	-	-
Kwai Tsing	12	12 000
Sham Shui Po	1	1 100
Tsuen Wan	7	6 700
North	6	19 500
Sha Tin	11	8 100
Tai Po	23	27 600
Tuen Mun	22	32 600
Yuen Long	14	42 000
Sai Kung	12	25 300
Islands	1	1 000
Total	**152**	**Around 215 000**

The estimated number of flats and availability year may be subject to change depending on the technical assessments of the individual sites and the progress of the relevant procedures. The allocation of the sites for subsidised housing and private housing uses will be decided under the established internal mechanism of the government having regard to the new housing production target of 470 000 flats over the next ten years and the ratio of 60:40 between public and private housing flats.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5521)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 80):

Under Matters Requiring Special Attention in 2014-15, the Department says it will commence the preparatory work for updating of the territorial development strategy recommended under the Hong Kong 2030: Planning Vision and Strategy Study, including the forecast of economic land demand. In this regard, will the Administration inform this Committee:

(a) the scope, the work plan and the timetable of updating of the territorial development strategy; and
(b) the provision and manpower to be allocated for this task for 2014.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

(a) The Planning Department (PlanD) will commence the preparatory work for updating the territorial planning strategy recommended under Hong Kong 2030: Planning Vision and Strategy Study, taking into account the progress of implementation of the proposals therein, the latest social and economic circumstances including the updated population projection and economic outlook, the latest development initiatives and transport and other infrastructure provision, the community aspirations, etc.

This work will mainly be carried out by in-house staff of PlanD and will be absorbed by PlanD's existing resources. The following two specific tasks that require special expertise and professional services will be hired:

- review of the future floor space and land requirements for Grade A offices, Business and Industrial uses in Hong Kong and formulation of a broad spatial planning strategy to meet the projected demand; and
- strategic environmental assessment (SEA) to assess in broad terms the cumulative environmental impacts of the planned and potential development proposals.

The results of the two specific tasks above are expected to be available within about 14 months and 18 months respectively, and will be used as inputs for updating the territorial development strategy. The overall updating is anticipated to be completed in 2015-16.

(b) The estimated project cost of the Review of Land Requirements for Grade A offices, Business and Industrial uses is $4.8 million, and that of the SEA is $9 million. As mentioned in (a) above, the manpower for undertaking the overall updating the territorial development strategy is absorbed by the existing staff resources of the Department.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5522)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 81):

Under Matters Requiring Special Attention in 2014-15, the Department says it will continue to conduct land use reviews to increase housing and office land supply and undertake necessary statutory planning work to facilitate delivery of sites. In this connection, will the Administration inform this Committee about the progress of this work in 2013; the targets aimed by the Department in boosting housing and office land supply through land use reviews in 2014; its strategies to streamline red-tapes and speed up the review exercises in 2014; and the provision and manpower to be allocated for this task for 2014, with a comparison with its commitment in each of the past five years.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

Details of the Planning Department (PlanD)'s land use reviews and planning studies relating to housing and office land supply in 2013-14 are set out below:

Land Use Review/ Planning Study		Responsible Department	Estimated Completion Date	Consultancy Fee Involved ($M)	Manpower involved	Latest Progress
1.	Next Stage of Review on Green Belt Sites	PlanD	Completed	N.A.	The review was undertaken by in-house staff of PlanD as part of their overall duties. No additional manpower was required.	The sites identified under the review are included in the 150 sites (exact number : 152) announced in the 2014 Policy Address. They have to be rezoned for residential use and can be made available over the next five years. Consultation with

						the District Councils and rezoning work have already commenced in early 2014.
2.	Land Use Reviews on the Government Land Currently Vacant, under Short Term Tenancies or Different Short-term or Government Uses	PlanD	Completed	N.A.	The review was undertaken by in-house staff of PlanD as part of their overall duties. No additional manpower was required.	The sites identified under the Reviews are included in the 150 sites (exact number : 152) announced in the 2014 Policy Address. They have to be rezoned for residential use and will be made available over the next five years. Consultation with the District Councils and rezoning work have already commenced in early 2014.
3.	Planning Study on Future Land Use at Anderson Road Quarry - Feasibility Study	PlanD	Completed	8.91	The study was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties.	The study has been completed. A Recommended Outline Development Plan (RODP) is proposed, with 9 410 flats and a planned population of 25 000. The follow-up engineering feasibility study commissioned by the Civil Engineering and Development Department (CEDD) is in progress.

4.	Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site	PlanD	Completed	1.30	The review was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties.	The review has been completed. A Master Layout Plan is proposed, with about 2 200 flats and a planned population of about 6 000. The follow-up engineering feasibility study commissioned by CEDD is in progress.
5.	Land Use Review for Kam Tin South and Pat Heung (Kam Sheung Road Station and Pat Heung Maintenance Depot and the adjoining areas)	PlanD	Completed	1.43	The review was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties.	The Review has been completed. Preliminary technical assessments were conducted and potential sites were identified for public and private housing developments with appropriate "government, institution or community" facilities.
6.	The North East New Territories New Development Areas (NDAs) Plannin g and Engineering Study	PlanD and CEDD	Completed	54.2*	The study was conducted by consultants. Management of the consultancy was undertaken by in-house staff of PlanD as part of their overall duties.	The Administration announced the final proposals in July 2013. The Kwu Tung North and Fanling North NDAs are to be developed as new town extensions to form the Fanling/Sheung Shui/Kwu Tung New Town which will have a total population of about 460 000 upon full development. Related outline zoning plans were

						exhibited in December 2013. The Ping Che/Ta Kwu Ling NDAs would be re-planned in the context of another study on New Territories North.
7.	Land Use and Traffic Impact Study for Caroline Hill Road Site	PlanD	Targeted for completion in early 2014	1.40	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	Findings and recommendations of the study are being finalised.
8.	New Round of Area Assessments of Industrial Land in the Territory	PlanD	Targeted for completion in 2014	N.A.	The assessments are conducted by in-house staff of PlanD as part of their overall duties. No additional manpower is required.	Site inspections and questionnaire surveys are in progress. Findings and recommendations are not yet available at this stage.
9.	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	PlanD and CEDD	Targeted for completion in 2014	19.50*	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	Stage Two Community Engagement on a draft RODP based on “Tourism plus Housing” theme is being undertaken from March to May 2014.
10.	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	PlanD	Targeted for completion in 2014	4.50	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	The study is in progress. Findings and recommendations are not yet available at this stage.

11.	Hung Shui Kiu New Development Area Planning and Engineering Study	PlanD and CEDD	Targeted for completion in 2014-15	70.4*	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	Taking into account the public comments gathered in the Stage Two Community Engagement completed in October 2013, a RODP is being prepared for Stage Three Community Engagement.
12.	Planning and Engineering Study for Kwu Tung South - Feasibility Study	PlanD and CEDD	Targeted for completion in 2014-15	17.00*	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	The study is in progress. Findings and recommendations are not yet available at this stage.
13.	Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	PlanD and CEDD	Targeted for completion in 2015	49.50*	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	The Stage One Community Engagement on the constraints, opportunities and guiding principles for development in Yuen Long South was undertaken from April to June 2013. The Stage Two Community Engagement on Preliminary Outline Development Plan will be conducted in the second quarter of 2014.

14.	Preliminary Feasibility Study on Developing the New Territories North	PlanD and CEDD	Targeted for completion in 2015	29.63*	The study is conducted by consultants. Management of the consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	The study commenced in January 2014. Findings and recommendations are not yet available at this stage.
15.	The Planning and Engineering Study on the Remaining Development in Tung Chung - Feasibility Study	PlanD and CEDD	Targeted for completion in 2015	44.00*	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	The Stage Two Public Engagement on the initial land use options was undertaken from May to July 2013. Taking into account the public comments received, a draft Outline Development Plan will be prepared for Stage Three Public Engagement.
16.	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study	PlanD and CEDD	Targeted for completion in 2015	28.00*	The study is conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties.	The study is in progress. Findings and recommendations are not yet available at this stage.
17.	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	PlanD	Targeted for completion in 2015	5.00	The study is to be conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.	Further revision work on the scope of the Study is in progress. Findings and recommendations on office land supply are not yet available.

* Approved project estimate under CEDD's expenditure vote.

In 2014-15, PlanD will continue with the above land use reviews and planning studies in accordance with the schedules. In addition, the following planning study which is related to housing land supply will commence:

Planning Study	**Responsible Department**	**Estimated Commencement and Completion Dates**	**Manpower Involved**
Planning and Engineering Study for Developments at Lam Tei Quarry and the Adjoining Areas - Feasibility Study	PlanD and CEDD	To commence in 2014-15 and complete by 2017	The study is planned to be conducted by consultants. Management of consultancy will be undertaken by in-house staff of PlanD as part of their overall duties.

Since the tendering process for the above study is yet to commence, we are unable to provide at this stage any comparison between its consultancy fee and those for similar commitment in each of the past five years.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5523)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 82):

Under Matters Requiring Special Attention in 2014-15, the Department says it will revise existing guidance notes and guidelines and prepare new ones to improve the statutory planning system and practice. In this connection, will the Administration inform this Committee:

a) the scope and timetable of the revision;

b) the provision and manpower to be allocated for the revision for 2014;

c) whether any consultations will be taken to gauge public views on the revision; if it will; of the details; if not, of the reasons; and

d) whether the revision will include a review on the composition of the Town Planning Board in order to make it more representative; if it will; of the details; if not, the reasons for that?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

a) The Town Planning Board (TPB) Guidelines and guidance notes are to provide guidance on planning-related matters, including requirements for various submissions; and general criteria adopted by TPB in considering different types of planning applications as well as requests for deferment of decision. Revision of TPB Guidelines and guidance notes may be required from time to time to cater for changing circumstances. There is no fixed timetable for revision.

b) Revision of TPB Guidelines and guidance notes forms part of the overall duties of the staff in the TPB Secretariat and no separate breakdown for resources solely for this task is available for 2014.

c) Consultation with major stakeholders on the revisions to these documents would be carried out where necessary.

d) TPB is a statutory body established under the Town Planning Ordinance (Cap. 131). It comprises both official and non-official members, the latter coming from a wide spectrum of professions, expertises and community interests. The composition of TPB is regularly reviewed before the beginning of each new term.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6570)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 44):

It is noted that building works have commenced quickly after the completion of site formation works at Areas 34 and 52 in Shui Chuen O, and works for private housing development at Area 56A in Kau To is commencing soon. In view of the large number of flat units to be completed and occupied in the said Areas, please advise this Committee of the following:

(1) What are the expected completion dates and intake dates at Areas 34 and 52 in Shui Chuen O, the number of flat units to be provided in these two Areas, the range of flat size involved, and the expected population to be accommodated?

(2) What are the main roads planned for the above three Areas, and their designed traffic flow capacity; the public transport routes to be provided and the commencement dates of service for these Areas? If they are not yet planned, will any traffic assessment be carried out for these Areas in 2014-15? What are the staff establishment and expenditure to be involved?

Asked by: Hon. TANG Ka-piu

Reply:

(1) The public rental housing development (Shui Chuen O Estate) at Sha Tin Area 52 comprises 18 building blocks, and will provide a total of 11 123 units with flat sizes ranging from about 14 to 37 square metres. It is expected to accommodate about 30 000 residents. The development scheme of the Shui Chuen O Estate is divided into four phases. The first phase is expected to be completed in the fourth quarter of 2014, while the anticipated completion date of the second phase is the second quarter of 2015. The third and fourth phases are expected to be completed in the fourth quarter of 2015. The Housing Authority will arrange population intake gradually after completion of the public housing project. On the other hand, Area 34 is planned for "Government, Institution or Community" and "Open Space" uses.

(2) Shui Chuen O Estate is located in the vicinity of Ma On Shan Rail Sha Tin Wai Station and the Estate is also provided with a public transport interchange. Traffic impact assessment had already been completed at the planning stage of Shui Chuen O Estate, and it indicated that the development would not bring about unacceptable adverse traffic impact. According to the Transport Department (TD), in view of the anticipated population intake of Shui Chuen O Estate starting from 2014, Kowloon Motor Bus Company Limited (KMB) will operate new bus routes (e.g. Route 288, between Shui Chuen O and Sha Tin Town Centre Circular Route) and the New World First Bus Services Limited plans to relocate the terminus of Route 682B to Shui Chuen O. KMB will also consider the need to enhance the public transport service of Shui Chuen O in the context of the regional study of enhancement of bus services in Sha Tin. Two new green minibus routes will also be running along Shui Chuen O, Shek Mun, Sha Tin Hospital and Hin Keng.

The low-density residential developments along Lai Ping Road, Kau To (i.e. private housing development at Area 56A) were recommended in a consultancy study conducted in the 1990s. Traffic impact assessment conducted at that time demonstrated that the residential developments would only have a limited traffic impact. With the overall enhancement of transport facilities in Sha Tin, relevant government departments have confirmed that the developments in Area 56A would not have any unacceptable adverse impact on the existing transportation network. As far as the low-density residential development in the area is concerned, residents are expected to rely primarily on private transport. Sufficient parking spaces will be provided in accordance with the Hong Kong Planning Standards and Guidelines. TD will also consider strengthening the public transport services in view of the new developments in the area. As no new traffic assessment is planned to be carried out for these Areas in 2014-15, no staff establishment and expenditure is involved in traffic assessment for these Areas.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5620)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 61):

Does the Administration have any plan to undertake further studies on the development of underground streets at the Comprehensive Development Area site in Diamond Hill connecting to San Po Kong and the Kai Tak Development Area, with a view to providing pedestrian linkage and additional shopping facilities? If yes, what are the details and expenditure involved? If no, what are the reasons?

Asked by: Hon. TO Kun-sun, James

Reply:

An underground shopping street has been proposed in the Comprehensive Development Area in Diamond Hill with a view to linking with the underground shopping street in Kai Tak in the long run. In order to ascertain the scale and viability of the proposed underground shopping street, the Hong Kong Housing Authority is conducting a retail viability study. Comments previously received from the public during the earlier consultation will be included in the study. Relevant implementation costs are not available at this moment.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5288)

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 64):

What is the estimated expenditure of the Planning Department on duty visits or exchange visits to the Mainland in 2014-15? Please advise us of the themes of the duty visits or exchange visits to the Mainland planned for 2014-15. What measures will be taken to avoid non-official activities in duty visits? And what will be done to avoid the application for change to the duty visit location a mere formality?

Asked by: Hon. WONG Yuk-man

Reply:

Same as for official duties overseas, officers of the Planning Department will conduct duty visits to the Mainland in 2014-15 based on needs arising from their official duties. All colleagues are required to obtain prior approval from their respective supervisors for their duty visits. In considering the applications, the supervisory officers will examine the reasons for the proposed visits and will only grant approval if they are satisfied that the need for the proposed visits arises from the official duties of the colleagues concerned. Any change of visit destination would also be considered in the same manner under the established system.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5015)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 73):

Concerning "conducting a review on the operation of the first pilot District Urban Renewal Forum (DURF) at Kowloon City", what are the review content and work progress involved? What is the expected completion date of the review? Has the Government considered setting up DURF at other districts? If yes, what are the preliminary proposals?

Asked by: Hon. WU Chi-wai

Reply:

The Kowloon City District Urban Renewal Forum (KC DURF) is currently conducting a review on its mode of operation and effectiveness in achieving the "People First, District-based and Public Participatory" urban renewal approach as promulgated in the Urban Renewal Strategy. It is expected that the KC DURF will complete and submit the review findings to the Government for consideration in the second quarter of 2014. The Government will take into account the review findings before deciding on the way forward, including whether and where another DURF should be set up.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5108)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 177):

It is mentioned in paragraph 114 of the Budget Speech that over 150 sites had been identified for rezoning for residential use. Please provide in the table below the information of each of these sites on Hong Kong Island, including i) the Outline Zoning Plan (OZP) concerned; ii) the site location; iii) the site area; and iv) the land use as stipulated in the OZP concerned;

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. These sites are currently mainly zoned "Green Belt", "Government, Institution or Community", "Open Space" or "Residential" on the outline zoning plans. Among them, 21 sites are on Hong Kong Island with an estimated capacity of providing about 16 000 flats. We are taking forward the amendments to statutory plans for these sites. The details of the individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5109)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 178):

It is mentioned in paragraph 114 of the Budget Speech that over 150 sites had been identified for rezoning for residential use. Please provide in the table below the information of each of these sites in Kowloon, including i) the Outline Zoning Plan (OZP) concerned; ii) the site location; iii) the site area; and iv) the land use as stipulated in the OZP concerned;

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. These sites are currently mainly zoned "Green Belt", "Government, Institution or Community", "Open Space" or "Residential" on the outline zoning plans. Among them, 42 sites are in Kowloon with an estimated capacity of providing about 43 000 flats. We are taking forward the amendments to statutory plans for these sites. The details of the individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5110)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question (Member Question No. 179):

It is mentioned in paragraph 114 of the Budget Speech that over 150 sites had been identified for rezoning for residential use. Please provide in the table below the information of each of these sites in the New Territories and the Islands District, including i) the Outline Zoning Plan (OZP) or the rural OZP concerned; ii) the site location; iii) the site area; and iv) the land use as stipulated in the OZP or the rural OZP concerned;

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

As mentioned in the 2014-15 Budget, we have identified about 150 sites (exact number: 152) for residential use which, if their statutory plans could all be successfully amended, are expected to be made available over the next five years to provide about 210 000 public and private flats. These sites are currently mainly zoned "Green Belt", "Government, Institution or Community", "Open Space" or "Residential" on the outline zoning plans. Among them, 89 sites are in New Territories with an estimated capacity of providing about 156 000 flats. We are taking forward the amendments to statutory plans for these sites. The details of the individual sites will be published as and when we proceed to consult the relevant districts on the proposed amendments to statutory plans.

Reply Serial No.

DEVB(PL)468

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6308)

Head: (701) Capital Works Reserve Fund: Land Acquisition

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 369):

1. How many claims for "Tun Fu" allowance were received by the Government in each of the past five years? Please provide a breakdown of the claims by name of village, allowance granted and specific use related to the allowance according to the dates on which they were granted.

2. Has the Government verified whether the expenditure items were cost-effective? If yes, what specific actions and procedures have been taken for verification? If not, why not? How does the Government ensure that the allowances will be well spent and rewarding?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. For the past five years (2009-10 to 2013-14), the Lands Department received a total of 63 claims for "Tun Fu" allowance. The number of claims received in each year is tabulated below:-

Year	Number of Claims Received
2009-10	38
2010-11	7
2011-12	9
2012-13	6
2013-14 (up to end of February 2014)	3

As to the amount of allowance granted, the villages involved and the specific use related to the allowance, the details are shown below:-

Year	Amount Granted	Villages Involved	Specific Use
2009-10	$438,100	Tai Po District (16 villages) Yuen Long District (1 village) Sha Tin District (3 villages) North District (1 village)	"Tun Fu" ceremonies covering fung shui master's fee, "Tun Fu" master's fee, purchase of joss-papers and sticks, food offered in the ceremonies etc.
2010-11	$1,278,000	Tai Po District (6 villages) Yuen Long District (13 villages) Tsuen Wan & Kwai Tsing District (1 village) Sha Tin District (1 village)	
2011-12	$5,176,300	Tai Po District (2 villages) Yuen Long District (41 villages) Tsuen Wan & Kwai Tsing District (1 village) Sha Tin District (1 village) Tuen Mun (1 village) North District (1 village)	
2012-13	$407,400	Tai Po District (7 villages) Yuen Long District (1 village) North District (1 village)	
2013-14 (up to end of February 2014)	$1,100,000	Tuen Mun (1 village) Islands District (18 villages)	

2. The granting of "Tun Fu" allowance aims to facilitate the performance of "Tun Fu" ceremonies for indigenous villages affected by public works projects to address the villagers' fung shui concerns, thereby facilitating timely completion of public projects. There are established guidelines in handling "Tun Fu" claims from indigenous villages. All claims must be fully justified and a list of itemised costs in respect of the "Tun Fu" ceremonies must be provided for consideration. In determining the amount of "Tun Fu" allowance, the reasonableness of the claim with reference to past similar claims, the distance between the locations of public works and the villages or sites where fung shui is said to be affected, the relevant deity spots, village size and population will be taken into account. Each village may only submit one single claim in respect of each public works project. Views of relevant government departments may also be collected. After the ceremony, the village representative is required to submit to the Government an account of expenditure for the "Tun Fu" ceremony for verification.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6375)

Head: (701) Capital Works Reserve Fund: Land Acquisition

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 272):

How much was spent on fung shui compensation arising from public works projects in the last five years; and of which how much was spent on "Tun Fu" payments?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Government has been paying "Tun Fu" Ex-gratia Allowance (EGA) to pre-1898 indigenous villages in the New Territories affected by public works projects to facilitate the villagers' performance of "Tun Fu" ceremonies to address their concerns relating to fung shui. The payment of the EGA helps facilitate timely completion of public projects. Claims for the EGA are handled by the Lands Department and the amounts of "Tun Fu" payments for the past five years are as follow:-

Year	Amount
2009-10	$438,100
2010-11	$1,278,000
2011-12	$5,176,300
2012-13	$407,400
2013-14 (up to end of February 2014)	$1,100,000

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5346)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

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

Programme: Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 86):

Subhead: 7710CL Hung Shui Kiu development, stage 2 - widening of Tin Ha Road and Tan Kwai Tsuen Road

In Subhead 7710CL under this Head, will the Administration advise this Committee:

(1) Can the Administration provide the latest progress of the works of widening Tin Ha Road and Tan Kwai Tsuen Road?

(2) What is the number of accidents in the above works?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

(1) Construction works for the widening of Tin Ha Road and Tan Kwai Tsuen Road are in progress and are expected to be completed in end 2014.

(2) There have been two minor site accidents involving minor injuries since the commencement of the contract in August 2012.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4332)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

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

Programme: Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 82):

Regarding Subhead 7728CL Preservation of Queen's Pier, will the Government provide information on the following:

1. What is the progress of the site location and timetable for reprovisioning Queen's Pier? When will the reprovisioning be completed at the earliest?

2. What are the design and details of the features in reprovisioning the pier?

3. According to forecast progress, can the reprovisioning work tie in with the commissioning of the new Central harbourfront? Will the estimated expenditure overrun and become insufficient?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The Queen's Pier (QP) will be re-assembled at the harbourfront between Central Piers 9 and 10 as recommended under the Urban Design Study for the New Central Harbourfront.

   We are now in the process of engaging consultants for the design and supervision of the reassembly works. The consultancy is expected to start in mid-2014. Construction works are currently scheduled for commencement in 2016 for completion in 2018.

2. The QP will be re-assembled using the preserved components to restore its form and pier function.

3. The consultants will work out the estimated cost and programme for the reassembly works taking into account the implementation programmes of other projects at the new Central harbourfront.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5147)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

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

Programme: Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 57):

Regarding the commencement of planning and works for North East New Territories, Hung Shui Kiu and Yuen Long south, please advise:

(a) What are the figures of agricultural land, active agricultural land and livestock farms affected by the planning and works for North East New Territories, Hung Shui Kiu and Yuen Long south respectively? What is the area of agricultural land newly created for this purpose?

(b) What are the development details, manpower establishment and expenditure involved in the agricultural planning respectively in the relevant planning and works? What are their percentages in the total expenditure respectively?

Asked by: Hon. HO Chun-yin, Steven

Reply:

(a) The respective figures in the concerned development areas are as follows:

Development area	**Site area of NDA/PDA (hectare)**	**Area of active agricultural land affected (hectare)**	**No. of livestock farms affected**	**Area of new agricultural land created (hectare)**
Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDA)	612	28	1	0 Note (1)
Hung Shui Kiu (HSK) NDA	826 Note (2)	8 Note (2)	1 Note (2)	11 Note (2)
Yuen Long south (YLS) Potential	200	Not available Note (3)	Not available Note (3)	Not available Note (3)

Development area	Site area of NDA/PDA (hectare)	Area of active agricultural land affected (hectare)	No. of livestock farms affected	Area of new agricultural land created (hectare)
Development Area (PDA)				

Note (1): 37 hectares (ha) existing agricultural land zoned as the Long Valley Nature Park and 58 ha of land currently zoned as "Agriculture" will be retained within the KTN and FLN NDAs.

Note (2): The figures provided are based on the Preliminary Outline Development Plan (PODP) of HSK NDA promulgated in July 2013, and are subject to changes.

Note (3): As the PODP is still being formulated, information on active agricultural land and livestock farms that may be affected and provision of new agricultural land, if any, is not available yet.

(b) For the KTN and FLN NDAs, "Agriculture" zones have been designated on the Outline Zoning Plans gazetted on 20 December 2013. In 2014-15, 13 in-house professional staff of the Civil Engineering and Development Department (CEDD) will be involved in the KTN and FLN NDAs project. There is no separate split in the staff establishment and the project expenditure relating to the follow-up work for the planning review covering agricultural use carried out under the planning and engineering study for the KTN and FLN NDAs.

For HSK NDA, the consultants of the HSK NDA Study are considering the comments/views received during the Stage 2 Community Engagement and formulating the Recommended Outline Development Plan. Details of agricultural land provision are yet to be worked out by the consultants. In 2014-15, three in-house professional staff of CEDD will be involved in the HSK NDA Study. There is no separate split in the staff establishment and the study expenditure relating to the planning review covering agricultural use being carried out under the study.

In 2014-15, two in-house professional staff of CEDD will be involved in the planning and engineering study for the Yuen Long south housing sites. There is no separate split in the staff establishment and study expenditure relating to the planning review covering agricultural use being carried out under the study.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5560)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

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

Programme: Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 55):

Regarding "7726CL Review studies on North East New Territories new development areas: consultants' fees and site investigation", please advise:

(a) Are "redevelopment of older public housing in the North and the construction of public housing or Home Ownership Scheme housing at suitable locations" included in the studies?

(b) If yes, what are the details?

(c) If no, is (a) included in other Subheads?

(d) If (c) is no, what are the reasons?

(e) If (c) is yes, what are the details?

Asked by: Hon. LAU Wai-hing, Emily

Reply:

(a) Redevelopment of the older public housing within North District does not come under the project item of "Review studies on North East New Territories new development areas – consultants' fees and site investigation" while the identification of suitable locations for public housing or Home Ownership Scheme housing forms part of the above project.

(b) The details of proposed sites for public housing and Home Ownership Scheme housing at the Kwu Tung North and Fanling North New Development Areas can be found in the draft Outline Zoning Plans gazetted on 20 December 2013, which can be retrieved from the website of the Planning Department. A link to the website is provided below: http://www.ozp.tpb.gov.hk/default.aspx

(c) Redevelopment of the older public housing within North District is not included in other subheads under the control of Director of Civil Engineering and Development.

(d) Redevelopment of aged public rental housing estates is under the purview of the Hong Kong Housing Authority (HA). As a financially autonomous public body, the Hong Kong HA funds its public housing programmes with its own resources.

(e) N/A

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5561)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

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

Programme: Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 56):

Regarding "Review studies on North East New Territories new development areas: consultants' fees and site investigation", please advise:

(a) Are "redevelopment of older public housing in the North and the construction of public housing or Home Ownership Scheme housing at suitable locations" included in the studies?

(b) If yes, what are the details?

(c) If no, is (a) included in other Subheads?

(d) If (c) is no, what are the reasons?

(e) If (c) is yes, what are the details?

Asked by: Hon. LAU Wai-hing, Emily

Reply:

(a) Redevelopment of the older public housing within North District does not come under the project item of "Review studies on North East New Territories new development areas – consultants' fees and site investigation" while the identification of suitable locations for public housing or Home Ownership Scheme housing forms part of the above project.

(b) The details of proposed sites for public housing and Home Ownership Scheme housing at the Kwu Tung North and Fanling North New Development Areas can be found in the draft Outline Zoning Plans gazetted on 20 December 2013, which can be retrieved from the website of the Planning Department. A link to the website is provided below: http://www.ozp.tpb.gov.hk/default.aspx

(c) Redevelopment of the older public housing within North District is not included in other subheads under the control of Director of Civil Engineering and Development.

(d) Redevelopment of aged public rental housing estates is under the purview of the Hong Kong Housing Authority (HA). As a financially autonomous public body, the Hong Kong HA funds its public housing programmes with its own resources.

(e) N/A

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5562)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

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

Programme: Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question (Member Question No. 57):

Regarding "Review studies on North East New Territories new development areas: consultants' fees and site investigation", please advise:

(a) Is "revitalisation of industrial sites in the North District and permission to change the use of industrial premises" included in the studies?

(b) If yes, what are the details?

(c) If no, is (a) included in other Subheads?

(d) If (c) is no, what are the reasons?

(e) If (c) is yes, what are the details?

Asked by: Hon. LAU Wai-hing, Emily

Reply:

(a) Revitalisation of existing industrial areas and review of uses for existing industrial buildings in the North District are not covered by the "Planning and Engineering Study on North East New Territories New Development Areas".

(b) N/A

(c) The revitalisation of industrial areas and review of uses for existing industrial buildings in the North District are not included in any other subhead under the control of the Director of Civil Engineering and Development.

(d) The review of the "Industrial" zones within the Fanling/Sheung Shui New Town is undertaken by the Planning Department under the Area Assessments of Industrial Land in the Territory that commenced in end March 2013.

(e) N/A

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3376)

Head:	(707) Capital Works Reserve Fund: New Towns and Urban Area Development
Subhead (No. & title):	(-) Not Specified
Programme:	(-) Not Specified
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
Director of Bureau:	Secretary for Development

Question (Member Question No. 31):

It is proposed in the Hong Kong Island East Harbour-front Study conducted by the Planning Department that a pedestrian boardwalk be constructed to connect the Quarry Bay section and North Point Section of the harbourfront promenade in the Eastern District. To enhance the accessibility of the harbourfront areas in Quarry Bay, has the Administration conducted any studies on the construction of a footbridge to connect Exit E1 to Quarry Bay Park near Taikoo Shing and the site above the Eastern Harbour Crossing? If yes, what are the details of the project and the expenditure involved?

Asked by: Hon. SIN Chung-kai

Reply:
The site above the Eastern Harbour Crossing in Quarry Bay will be developed under the planned Quarry Bay Park Phase II (Stages 2 & 3) project after relocation of the existing government facilities. The project proponent will be required to conduct pedestrian connectivity study when implementing the project with a view to formulating suitable plans to connect the hinterland with the harbourfront.

Reply Serial No.

DEVB(PL)477

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5886)

Head: (707) Capital Works Reserve Fund : New Towns and Urban Area Development

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Development

Question (Member Question No. 54):

Has the Administration any plans to commence the redevelopment projects in "13 Streets" and Eight "Wan" Streets in To Kwa Wan? If yes, what are the details and the expenditure involved? If not, what are the reasons?

Asked by: Hon. WONG Pik-wan, Helena

Reply:

The Kowloon City District Urban Renewal Forum (KC DURF) submitted the Urban Renewal Plan for Kowloon City to the Government on 29 January 2014. The "13 Streets" and the Eight "Wan" Streets in To Kwa Wan fall within the Redevelopment Priority Areas under the Urban Renewal Plan for Kowloon City.

The Government will carefully study and follow up on the recommendations of KC DURF, as appropriate, in future urban renewal endeavours in the Kowloon City district. In line with the 2011 Urban Renewal Strategy, the Urban Renewal Plan submitted by KC DURF is a document that should be made available to the public and different organisations for reference. The Plan has been uploaded on KC DURF's website. Apart from the Government, relevant individuals and organisations can make reference to the proposals and contribute to the cause.