

**Replies to written questions raised by Finance Committee Members in
examining the Estimates of Expenditure 2002-03**

Bureau Secretary : Secretary for Planning and Lands

Session No. : 9 File name : PLB-e2.doc

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB001

Question Serial No.

0975

Head: 56- GS: Planning and Lands Bureau and
Works Bureau

Subhead(No. & title):

Programme: (1) Buildings, Lands and Planning

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question:

Please give details of the legislative amendments to the Buildings Ordinance in respect of the definition of "minor works" and the creation of a new category of registered contractors. What are their implications on the expenditure of the Government?

Asked by: Hon. CHAN Yuen-han

Reply:

The existing control on building works under the Buildings Ordinance include requirements for building plans to be approved by the Building Authority prior to commencement of construction, supervision by Authorized Persons (APs) and Registered Structural Engineers (RSEs), and for the works to be carried out by registered general building contractors (RGBCs). We propose to amend the Buildings Ordinance to introduce a category of minor building works, which include works that are less complex and minor in nature and for which the level of control may correspondingly be relaxed. Examples of such minor works include construction of small water tanks and small canopies over windows in existing buildings.

Our current proposal is that specified minor building works may be carried out by a new category of registered contractors i.e. minor works contractors under the supervision of APs and/or RSEs, without the need for submission of building plans for approval by the Building Authority. The arrangement for the registration of minor works contractors will be similar to that for other types of registered contractors, except that the qualification and experience levels required will be lower than those for RGBCs. The Buildings Department will conduct audit checks on the construction of such minor works to ensure that they comply with the requirements under the Buildings Ordinance.

A provision of \$3.6 million has been included in the 2002-03 draft estimates for the administration of the registration scheme.

Signature _____

Name in block letters JOHN C TSANG

Post Title Secretary for Planning and Lands

Date 19 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB002

Question Serial No.

1252

Head: 56- GS: Planning and Lands Bureau and
Works Bureau

Subhead(No. & title): 110- Honoraria for members of
committees

Programme: (1) Buildings, Lands and Planning

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question :

- a) Under Subhead 110, the Administration will spend \$1.23 m as members' honoraria to the Town Planning Appeal Board and the Appeal Tribunal (Buildings). Would the Administration provide a detailed breakdown of such payment?
- b) Would the Administration inform us of the calculation method as well as the basis of paying the members' honoraria of the Board and the Tribunal? Will the cost be transferred to the appellants?

Asked by: Hon. IP Kwok-him

Reply:

- (a) Of the total estimated requirement of \$1.23 m under Head 56 Subhead 110 "Honoraria for members of committees" for 2002-03, \$0.48 m is earmarked for the Town Planning Appeal Board and \$0.75 m for the Appeal Tribunal (Buildings).
- (b) The expenses on payment of honoraria to the chairmen and members of the Town Planning Appeal Board and the Appeal Tribunal (Buildings) will be borne entirely by the Government. The calculation method and the basis of payment are as follows:

(i) Town Planning Appeal Board

- Chairman/Deputy Chairman
 - Annual retainer: \$86,520 (Chairman) / \$57,650 (Deputy Chairman)
 - For hearing of appeal: \$4,440 per sitting
 - For writing a decision: \$8,870
- Members: \$735 per attendance

(ii) Appeal Tribunal (Buildings)

- Chairman : \$790 per hour of service
- Members : \$720 per hour of service

Signature _____

Name in block letters _____

JOHN C TSANG

Post Title _____

Secretary for Planning and Lands

Date _____

19 March 2002

Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB003

Question Serial No.

0976

Head: 56- GS: Planning and Lands Bureau and
Works Bureau

Subhead(No. & title):

Programme: (1) Buildings, Lands and Planning

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question:

Please give details on the introduction of the central land registration system, including the timetable, and explain its implications on the expenditure of the Government.

Asked by: Hon. CHAN Yuen-han

Reply:

The implementation of a Central Registration System depends on the enactment of the Land Registration (Amendment) Bill, which is now being considered by the Bills Committee. Assuming that the Bill is enacted within the current legislative session, work can then commence on the information systems and organization restructuring needed to support central registration. According to our current schedule, this work will take some 18 months.

The value of the contract required to implement central registration is \$151 million. This expenditure will be met by the Land Registry Trading Fund (LRTF). The LRTF is operated by the Land Registry on a self-financing basis under the Trading Funds Ordinance. Its income and expenditure will not be reflected in the Government Account.

Signature _____

Name in block letters JOHN C TSANG

Post Title Secretary for Planning and Lands

Date 18 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB004

Question Serial No.

0977

Head: 56- GS: Planning and Lands Bureau and
Works Bureau

Subhead(No. & title):

Programme: (1) Buildings, Lands and Planning

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question:

Please provide the legislative timetable, the estimated expenditure and the detailed plan in regard to the land title registration system.

Asked by: Hon. CHAN Yuen-han

Reply:

We are now preparing the draft legislation for introducing a title registration system. Our current plan is to introduce the draft legislation into the Legislative Council in the first half of the next legislative session. Subject to passage of the legislation, the subsequent preparatory work for implementing a title registration system is expected to take about 18 months.

The setting up cost of a title registration system is estimated to be about \$9 million. An accurate estimate of the recurrent expenditure cannot be made now. It will have to be assessed nearer the time of the implementation of the system, taking into account such factors as measures to improve productivity and services. Under the trading fund arrangement, the expenditure will be met by the Land Registry Trading Fund.

Our plan is to operate the title registration system, once implemented, in parallel with the present deeds registration system. Under this arrangement, new property will be brought under the title register and property registered under the deeds registration system will be transferred to the new system when sales take place or on voluntary application.

Signature _____

Name in block letters _____ JOHN C TSANG _____

Post Title _____ Secretary for Planning and Lands _____

Date _____ 19 March 2002 _____

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB005

Question Serial No.

0790

Head: 56- GS: Planning and Lands Bureau and
Works Bureau

Subhead(No. & title):

Programme: (1) Buildings, Lands and Plannings

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question :

The introduction of legislation for implementing the advertisement signboard registration scheme and resolving the problem of missing or illegible government leases are matters requiring special attention of the Planning and Lands Bureau in both 2001-02 and 2002-03. What is the progress of these legislative proposals?

Asked by: Hon. TANG Siu-tong

Reply:

We are currently working on the details of a self-financing registration scheme for advertisement signboards. Under this scheme, all new and existing signboards are required to be registered to ensure their structural and fire safety. Our aim is to introduce the necessary legislative proposals into the Legislative Council in the next legislative session.

We are now studying the complex technical and legal issues related to the problem of missing or illegible Government leases. Our aim is to consult concerned parties after we have completed this examination.

Signature _____

Name in block letters _____ John C Tsang

Post Title _____ Secretary for Planning and Lands

Date _____ 18 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB007

Question Serial No.

0974

Head: 56- GS: Planning and Lands Bureau and Works Bureau Subhead 700 General other non-
(No. & title): recurrent

Programme: (1) Buildings, Lands and Plannings

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question :

The \$9.15 million approved commitment for item 540 "Publicity programme on building safety, maintenance and management" has no accumulated expenditure so far but expenditure is estimated for this financial year. Please provide information on the actual situation and work plans of this item.

Asked by: Hon. CHAN Yuen-han

Reply:

The \$9.15 million allocation covers the financial years 2001/02 to 2003/04 (around \$3 million each year). The Buildings Department is the lead executive agency for implementing the publicity programme.

In the 2001/02 financial year, the Buildings Department launched a publicity campaign with the theme "holding off building maintenance risks lives". The package included a television Announcement of Public Interest (API), which is still broadcast from time to time; advertisements on four buses; advertisements on 100 bus shelters for 28 weeks; and advertisements in train stations for six months. The advertisements on buses and bus shelters will run until the end of March and those in train stations until the end of May this year. The department also commissioned the production of eight two-and-a-half-minute television series on building safety and timely maintenance. The series was broadcast from 10th November to 29th December last year. To promote building safety as a civic responsibility among secondary school students, the department held a secondary school quiz contest last year, which drew an enthusiastic response.

In the coming financial year, the Buildings Department will launch a new publicity campaign designed to impress on the public the rigorous law enforcement action being taken by the Buildings Department and the need for building owners to remove their illegal works for public and their own safety. It will highlight the launching of our biggest ever operation to clear unauthorized building works from the external walls of some 3,200 buildings in the next two years. The publicity package includes the production of a new television API, radio APIs and posters and advertisements on buses and at bus shelters and train stations. There will also be publicity on the loan scheme for improving building safety. To further assist building owners in carrying out building maintenance, the department will publish a comprehensive layman's guide to building maintenance, to be distributed free of charge to owners' corporations. Public education programmes targeted at students will also be launched in the latter part of this year.

Signature	_____
Name in block letters	<u>JOHN C TSANG</u>
Post Title	<u>Secretary for Planning and Lands</u>
Date	<u>19 March 2002</u>

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Reply Serial No.

PLB008

Question Serial No.

0060

Head: 56- G.S.: Planning and Lands Bureau and
Works Bureau

Subhead (No. & title): 001 Salaries

Programme: (1) Buildings, Lands and Planning

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question:

As the Urban Renewal Team previously funded by the Urban Renewal Authority is involved in the increase in Personal Emoluments under Subhead 001, may the Government inform us about its establishment?

Asked by: Hon. LAU Ping-cheung

Reply:

The Urban Renewal Unit of the Planning and Lands Bureau was previously funded by the Urban Renewal Authority. The Government will assume the funding responsibility for the Unit starting 1 April 2002. The establishment of the Unit consists of the following seven posts:

- (a) one Administrative Officer Staff Grade "C" post;
- (b) one Senior Estate Surveyor post;
- (c) one Senior Town Planner post;
- (d) one Senior Administrative Officer post;
- (e) one Personal Secretary I post; and
- (f) two Personal Secretary II posts.

Signature _____

Name in block letters _____

John C Tsang

Post Title _____

Secretary for Planning and Lands

Date _____

19 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
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Reply Serial No.

PLB009

Question Serial No.

0213

Head: 56- G.S.: Planning and Lands Bureau and
Works Bureau

Subhead (No. & title):

Programme: (1) Buildings, Lands and Planning

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question:

The Government has undertaken to work closely with the Urban Renewal Authority (URA) to re-develop and rejuvenate older urban areas. In this connection, would the Government inform us whether funds are earmarked for the URA under the Budget 2002/03? If the answer is yes, how much is the planned provision and, if not, by what means will the provision be sought?

Asked by: Hon. LAU Ping-cheung

Reply:

The Government is now considering the most optimum amount and the mode of financing for the Urban Renewal Authority. We will seek approval from the Finance Committee of the Legislative Council as appropriate after we have completed our deliberations. For planning purpose, a sum has been included as part of "Additional Commitments" under the Capital Investment Fund for 2002/03.

Signature _____

Name in block letters _____ John C Tsang

Post Title _____ Secretary for Planning and Lands

Date _____ 19 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB010

Question Serial No.

0791

Head: 56- G.S.: Planning and Lands Bureau and
Works Bureau

Subhead (No. & title):

Programme: (1) Buildings, Lands and Planning

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question:

What are the reasons for the Urban Renewal Team to be funded by the Government instead of the Urban Renewal Authority as it previously was?

Asked by: Hon. TANG Siu-tong

Reply:

The role of the Urban Renewal Unit of the Planning and Lands Bureau is to take forward the Government's urban renewal policy objectives. Its duties include the provision of policy steer to facilitate the operation of the Urban Renewal Authority (URA), the carrying out of regulatory functions vis-a-vis the URA under the Urban Renewal Authority Ordinance, the processing of the draft five-year corporate plans and draft annual business plans submitted by the URA annually, the co-ordination with relevant Government bureaux and departments to provide the necessary support to the URA in the implementation of the urban renewal programme, as well as monitoring the progress of the urban renewal programme. In line with the practice for funding such policy units, we consider that it is more appropriate for the Government to assume the funding of the Urban Renewal Unit. The arrangement will take effect from 1 April 2002.

Signature _____

Name in block letters _____ John C Tsang

Post Title _____ Secretary for Planning and Lands

Date _____ 19 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB011

Question Serial No.

0817

Head: 56- G.S.: Planning and Lands Bureau and
Works Bureau

Subhead (No. & title):

Programme: (1) Buildings, Lands and Planning

Controlling Officer: Secretary for Works

Bureau Secretary: Secretary for Planning and Lands

Question:

It is mentioned in Programme (1) that one of the matters requiring special attention is to “work closely with the Urban Renewal Authority to re-develop and rejuvenate older urban areas”. In this regards, please state:

- (a) the expenditure incurred in 2001/02;
- (b) the estimated expenditure for 2002/03; and
- (c) the action plan related to the urban renewal programme in 2002/03.

Asked by: Hon. LI Wah-ming, Fred

Reply:

- (a) The expenditure of the Urban Renewal Unit of the Planning and Lands Bureau in 2001/02 was \$5.4 million, which was funded by the Urban Renewal Authority (URA).
- (b) In line with the practice for funding such policy units, we consider that it is more appropriate for the Government to assume the funding of the Urban Renewal Unit. The arrangement will take effect from 1 April 2002. The expenditure of the Unit in 2002/03 is estimated to be \$5.4 million.
- (c) In 2002/03, the Urban Renewal Unit will continue to carry out its various functions, including the provision of policy steer to facilitate the operation of the URA, performing regulatory functions vis-a-vis the URA under the Urban Renewal Authority Ordinance, the processing of the draft five-year corporate plans and draft annual business plans submitted by the URA, the co-ordination with relevant Government bureaux and departments to provide the necessary support to the URA in the implementation of the urban renewal programme, as well as monitoring the progress of the urban renewal programme.

Signature _____

Name in block letters _____

John C Tsang

Post Title _____

Secretary for Planning and Lands

Date _____

20 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB012

Question Serial No.

0207

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : Under Matters Requiring Special Attention in 2002-03, the Buildings Department will modernize the Buildings Ordinance and Regulations by introducing the first batch of legislative amendments. Please specify the details of the amendments and the resources involved.

Asked by : Hon. CHAN Yuen-han

Reply : We have completed the first stage of the comprehensive review of the Buildings Ordinance and Regulations and formulated proposed amendments to modernize the legislation. The objective is to rationalize the regime of building control, modernize and provide more flexibility in the application of safety and health standards and facilitate effective law enforcement. We propose to introduce amendments to the Buildings Ordinance and Regulations in the next legislative session in the following main areas :

- (a) enhancing the control of specified minor works by providing a simple and fast legal channel for owners to carry out such works. Such minor works have to be designed, supervised and certified by qualified building professionals and constructed by registered minor works contractors, without the need for submission of building plans for approval by the Building Authority;
- (b) transforming prescriptive standards in the Building (Planning) Regulations to performance-based requirements to allow flexibility for modern and innovative building design;
- (c) providing for the registration of geotechnical engineers to be responsible for the design, supervision and certification of geotechnical works;
- (d) enabling the Building Authority to issue warning notices for unauthorized building works (UBW) and register them with the Land Registry with a view to strengthening deterrent against UBW; and

- (e) increasing fines for serious offences involving defective and/or dangerous building works as well as failure to comply with a removal order of UBW.

The estimated annual expenditures required for the implementation of the proposals described under item (a), (c) and (d) is as follows :

- (a) \$3.6M for the administration of the registration scheme for minor works contractors. This amount can be recovered from the registration fees charged to the applicants;
- (b) \$0.45M for the administration of the registration scheme for geotechnical engineers. This amount can be recovered from the registration fees charged to the applicants; and
- (c) \$15M for the issue and registration of warning notices for UBW. Half of this expenditure is payable to the Land Registry for registration of the warning notices and will be recovered from the building owners.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB013

Question Serial No.

0189

Head : 82 Buildings Department

Subhead(No. & title): 700

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : (a) Please list out in detail the consultancy study to draft a Comprehensive Environmental Performance Assessment Scheme for Buildings. When will the consultancy study commence? When will it be completed?

(b) Please list out the details of the consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly. When will the consultancy study commence? When will it be completed?

(c) Please list out the details of the consultancy to draft a Limit-State Code for Structural Use of Steel in Hong Kong. When will the consultancy commence? When will it be completed?

Asked by : Hon. WONG Yung-kan

Reply :

(a) The main objective of the consultancy study is to prepare a user friendly method for assessing the environmental performance for all types of buildings, new and existing, in Hong Kong. The assessment scheme will be tailor-made for Hong Kong to suit the local environment such as high urban density, hot and humid climate.

In line with the recommendations of the Construction Industry Review Committee, the assessment scheme will form the basis of a green labeling system for buildings in Hong Kong. The scheme to be coupled with other incentives to be provided by the Government will promote the design and construction of new buildings with high environmental performance, and the retro-fitting of green features in existing buildings.

The consultancy study is scheduled to commence in May 2002 and is expected to be completed in early 2003.

(b) The objectives of the consultancy study are :

- (i) to review and update the current design requirements under the building regulations for the provision of access and facilities for persons with a disability; and
- (ii) to study, and where appropriate specify, design requirements for access and facilities for the elderly to create a barrier free and an elderly-friendly built environment conducive to healthy ageing.

We are now putting out the consultancy study for tender. The study will commence in August this year and will be completed in May 2003.

- (c) The current “Code of Practice for the Structural Use of Steel 1987” adopted in Hong Kong does not take full advantage of the mechanical strength and properties of today’s steel, hence designs following such a code cannot benefit most from the latest advance in design, analysis and fabrication technologies.

“Limit state design philosophy” has been widely used in most countries such as China, Japan, U.S.A. and other European countries. This approach maximises the utilisation of the mechanical strength and properties of today’s steel and allows buildings to be erected in a more cost-effective way.

A consultancy study will be commissioned to draft a new code of practice adopting the new “limit state design philosophy” for the design of steel structures in Hong Kong taking into account the local conditions and development of new technologies in materials, workmanship, design as well as analysis of steel structures.

The estimated non-recurrent cost of the proposed consultancy is about \$3.2 million. There will be no recurrent cost.

According to our current plans, the consultancy study will commence in late 2002 and will be completed in 2004.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB014

Question Serial No.

0720

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : Please provide specific details about commissioning a consultancy study on the provision of facilities in buildings for the elderly, and what is the estimated expenditure for this study?

Asked by : Hon. CHAN Yuen-han

Reply :

The objectives of the consultancy study are :

- (a) to review and update the current design requirements under the building regulations for the provision of access and facilities for persons with a disability; and
- (b) to study, and where appropriate specify, design requirements for access and facilities for the elderly to create a barrier free and an elderly-friendly built environment conducive to healthy ageing.

We are now putting out the consultancy study for tender. The study will commence in August this year and will be completed in May 2003. We have reserved \$4.5 million for the study.

Signature _____

Name in block letters _____

C M LEUNG

Post Title _____

Director of Buildings

Date _____

20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB015

Question Serial No.

1336

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : a) In 2002-03, the Government will commission a consultancy study on provision of facilities in buildings for the elderly. Please list out the costs for this consultancy study and its reporting schedule.

b) Is the scope of this consultancy study restricted to private housing? Will public housing be covered by the study?

Asked by : Hon. IP Kwok-him

Reply : We have reserved \$4.5 M for the study. We are now putting out the consultancy to tender. The study will commence in August this year and is expected to be completed in May 2003.

The scope of the study is to review and update the current design requirements under the building regulations for the provision of access and facilities for persons with a disability. It will also study and where appropriate specify design requirements for access and facilities for the elderly to create a barrier free and elderly friendly built environment conducive to healthy ageing.

The study will cover the provision of barrier free access and facilities for the elderly in both private and public housing estates. The Housing Department will take into account in its building designs any final proposals that may be made by the consultant.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB016

Question Serial No.

0205

Head : 82 Buildings Department

Subhead (No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : It is estimated that, in the year 2002-2003, the Buildings Department will make a net deletion of 25 permanent and one supernumerary posts. What are the titles of the posts to be deleted? What is the amount of expenditure estimated to save and how will it be used?

Asked by : Hon. HO Chung-tai, Raymond

Reply :

The 25 posts include Chinese Language Officer, Data Processor, Supervisor of Typing Services, Supplies Supervisor II, Senior Typist, Typist and Assistant Clerical Officer posts. These posts were originally created in the Buildings Department to provide administrative support for time-limited projects. In addition, BD will delete one supernumerary post of Chief Structural Engineer, which was created for one year to process structural plans for the Disney World project.

There will be an annual saving of \$1,676,400 which will be returned to the central government.

Signature _____

Name in block letters _____ C M LEUNG

Post Title _____ Director of Buildings

Date _____ 20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB017

Question Serial No.

0357

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

- Questions: a. The Buildings Department will delete 25 permanent and one supernumerary posts in the year of 2002-03. What is the amount of expenditure that can be saved?
- b. Does the deletion of these posts have any impact on meeting the performance indicators?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) There will be a net saving of \$1,676,400, which will be returned to the central government.
- (b) These posts were created for time-limited projects. Their deletion will not affect the department's ability to achieve our performance pledges.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB018

Question Serial No.

0980

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : In 2002-03, the Buildings Department will delete 25 non-directorate posts and 1 directorate post. Please list out in detail the titles, ranks and responsibilities of the posts to be deleted.

Asked by : Hon. CHAN Yuen-han

Reply :

A net total of 25 non-directorate permanent posts will be deleted in the year 2002-2003. These include Chinese Language Officer II, Data Processor, Supervisor of Typing Services, Supplies Supervisor II, Senior Typist, Typist and Assistant Clerical Officer posts. These posts were originally created in Buildings Department to provide administrative support for time-limited projects. In addition, BD will delete one supernumerary post of Chief Structural Engineer, which was created for one year to process structural plans for the Disney World project.

Signature _____

Name in block letters _____

C M LEUNG

Post Title _____

Director of Buildings

Date _____

20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB019

Question Serial No.

0909

Head: 82 Buildings Department

Subhead
(No. & title):

Programme: Buildings and Buildings Works

Controlling Officer: Director of Buildings

Bureau Secretary: Secretary for Housing/Secretary for Planning and Lands

Question :

Have the authorities got any specific education and publicity programmes for the public to enhance their knowledge of building safety and maintenance? What is the estimated expenditure for these programmes? What is the proportion of this expenditure in the overall expenditure of the Buildings Department?

Asked by: Hon. CHAN Kam-lam

Reply:

The Government has a publicity programme running from 2001/02 to 2003/04 to promote the need for and enhance owners' knowledge on building safety and timely maintenance. \$9.15 million (around \$3 million each year) has been allocated for such a purpose under Head 56 (Government Secretariat : Planning and Lands Bureau & Works Bureau). The Buildings Department is the executive agency for the programme.

In the 2001/02 financial year, the Buildings Department launched a publicity campaign with the theme "holding off building maintenance risks lives". The package included a television Announcement of Public Interest (API), which is still broadcast from time to time; advertisements on four buses; advertisements on 100 bus shelters for 28 weeks; and advertisements in train stations for six months. The advertisements on buses and bus shelters will run until the end of March and those in train stations until the end of May this year. The department also commissioned the production of eight two-and-a-half-minute television series on building safety and timely maintenance. The series was broadcast from 10th November to 29th December last year. To promote building safety as a civic responsibility among secondary school students, the department held a secondary school quiz contest last year, which drew an enthusiastic response.

In the coming financial year, the Buildings Department will launch a new publicity campaign designed to impress on the public the rigorous law enforcement action being taken by the Buildings Department and the need for building owners to remove their illegal works for public and their own safety. It will highlight the launching of our biggest ever operation to clear unauthorised building works from the external walls of some 3,200 buildings in the next two years. The publicity package includes the production of a new television API, radio APIs and posters and advertisements on buses and at bus shelters and train stations. There will also be publicity on the loan scheme for improving building safety. To further assist building owners in carrying out building maintenance, the department will publish a comprehensive layman's guide to building maintenance, to be distributed free of charge to owners' corporations. Public education programmes targeted at students will also be launched in the latter part of this year.

The estimated expenditure for the above programme in 2002/03 is \$3.5 m. As the allocation is drawn from Head 56, it is not reflected in the Buildings Department's allocation. Nonetheless, \$3.5m is about 0.4% of the overall expenditure of the Buildings Department in 2002/03.

Signature _____

Name in block letters _____ C M LEUNG

Post Title _____ Director of Buildings

Date _____ 20 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB020

Question Serial No.

0206

Head: 82 Buildings Department

Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Bureau Secretary: Secretary for Planning and Lands

Question: During 2002-2003, the Buildings Department will encourage construction of environmentally friendly and innovative buildings especially through the provision of further incentives. What do these incentives include? Please specify. What is the amount of provision to be allocated for this project?

Asked by: Hon. HO Chung-tai, Raymond

Reply:

Following the promulgation in February 2001 the first batch of incentives to encourage the construction of green and innovative buildings, we promulgated in February 2002 the second batch of such incentives. These included exemption of the following features from the calculation of permissible gross floor area for new buildings:

- (a) Non-structural prefabricated external walls;
- (b) Utility platforms;
- (c) Mail delivery room with mailboxes;
- (d) Noise barriers; and
- (e) Communal gardens for non-residential buildings.

We will further explore the provision of other incentives to encourage the incorporation of green features which do not occupy extra floor space in buildings. There is no funding requirement for launching this initiative.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB021

Question Serial No.

0787

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question :

In 2002-03, the Buildings Department will encourage the construction of environmentally friendly and innovative buildings through the provision of further incentives. What are the incentives and the amount of estimated expenditure involved?

Asked by : Hon. TANG Siu-tong

Reply :

Following the promulgation in February 2001 the first batch of incentives to encourage the construction of green and innovative buildings, Buildings Department promulgated in February 2002 the second batch of such incentives. These include the exemption of the following green features from the calculation of the permissible gross floor area of new buildings:

- (a) Non-structural prefabricated external walls;
- (b) Utility platforms;
- (c) Mail delivery room with mailboxes;
- (d) Noise barriers; and
- (e) Communal gardens for non-residential buildings.

We will continue to consider the provision of other incentives to encourage the incorporation of green features which do not occupy extra floor space in buildings. No funding is required for launching this green initiative.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB022

Question Serial No.

0910

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

stion : Please provide specific details about a consultancy study to devise a system for assessing the environmental design and performance of buildings and a consultancy study on the provision of facilities in buildings for the elderly. What are the expenditures required?

Asked by : Hon. CHAN Kam-lam

Reply :

The main objective of the former consultancy study is to prepare a user-friendly method for assessing the environmental performance for all types of buildings, new and existing, in Hong Kong. The assessment scheme will be tailor-made for Hong Kong to suit the local environment such as high urban density, hot and humid climate. In line with the recommendations of the Construction Industry Review Committee, the assessment scheme will form the basis of a green labeling system for buildings in Hong Kong. The scheme to be coupled with other incentives to be provided by the government will promote the design and construction of new buildings with high environmental performance, and the retro-fitting of green features in existing buildings.

The objectives of the latter consultancy study are :

- (a) to review and update the current design requirements under the building regulations for the provision of access and facilities for persons with a disability; and
- (b) to study, and where appropriate specify, design requirements for access and facilities for the elderly to create a barrier free and an elderly-friendly built environment conducive to healthy ageing.

The funding reserved for the two studies is HK\$5.6 million and HK\$4.5 million respectively.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB023

Question Serial No.

0849

Head : 82 Buildings Department

Subhead(No. & title):

Programme : 8201 Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : It is stated in Matters Requiring Special Attention that the Buildings Department (BD) will encourage construction of environmentally friendly and innovative buildings through the provision of further incentives. Is it included in the incentives that building contractors are required to use environmental construction materials? Currently, does the BD also require contractors carrying out projects under the control of the department to use their construction and demolition waste for recycling?

Asked by : Hon. LEUNG Yiu-chung

Reply :

Following the promulgation in February 2001 the first batch of incentives to encourage the construction of green and innovative buildings, Buildings Department promulgated in February 2002 the second batch of incentives to encourage the construction of green and innovative buildings. These include the exemption of the following green features from the calculation of the permissible gross floor area of new buildings:

- (a) Non-structural prefabricated external walls;
- (b) Utility platforms;
- (c) Mail delivery room with mailboxes;
- (d) Noise barriers; and
- (e) Communal gardens for non-residential buildings.

We will continue to explore the provision of other incentives to encourage the incorporation of green features which do not occupy extra floor space in buildings. These may include the use of green/recycled materials in building construction.

While we have not included the requirement for recycling demolition wastes in the contracts administered by the Buildings Department, we liaise closely with demolition contractors to ensure that they normally salvage certain demolition wastes, such as bricks, steel/aluminum windows etc. for selling to other small builders, and the re-cycling industry.

We will include such a requirement in future demolition contracts awarded by Buildings Department.

Signature _____

Name in block letters _____

C M LEUNG

Post Title _____

Director of Buildings

Date _____

20 March 2002

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WRITTEN/SUPPLEMENTARY QUESTION

Reply Serial No.

PLB024

Question Serial No.

0411

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

- Question :
- (a) What were the expenses for the building inspection work outsourced by the government for the last two years?
 - (b) In addition to the building inspection work, has the government outsourced any other work in the last two years? If so, what were the expenses and details of the work?
 - (c) What kind of work or service will the government mainly plan to outsource in 2002-03? What are the expenses and details of the work or service, if any?

Asked by : Hon. CHAN Wai-yip, Albert

- Reply :
- (a) We started to outsource building inspection work in 2001-02. The total tender sum of the contracts awarded is \$59M. We estimate that payment for work completed up to the end of this financial year will be about \$20M. The remaining work will be completed and paid for in 2002-03.
 - (b) Apart from building inspection work, we have not outsourced any other work in the past two years.
 - (c) The contracts on building inspection work awarded in 2001-02 cover about 3,200 buildings targeted for large-scale clearance of unauthorised building works mainly on their external walls. We will review the progress of our work in this respect and may consider outsourcing inspection work for more buildings in late 2002.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB025

Question Serial No.

0908

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Housing/Secretary for Planning and Lands

Question : One of the Buildings Department's targets in this year is to increase the number of target buildings from 1 000 to 1 500 for carrying out clearance of unauthorized building works on the external walls by outsourcing building inspection work, and to increase the number of single-staircase buildings targeted for rooftop structure clearance to 700. Can the administration give an account of the expenditure required for this outsourcing work? What is the expenditure thus saved?

Asked by : Hon. CHAN Kam-lam

Reply : We estimate that the expenditure required for outsourcing the inspection of the 1,500 buildings targeted for clearance of unauthorised building works in 2002-03 to be \$39M. If we were to employ additional staff to carry out this work, an estimated additional expenditure of \$20M would be incurred.

We have not outsourced the building inspection work for clearance of illegal rooftop structures.

Signature _____

Name in block letters _____ C M LEUNG

Post Title _____ Director of Buildings

Date _____ 20 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB026

Question Serial

0190

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : How much resources will the authorities set aside for carrying out the signboard registration system?

Asked by : Hon. WONG Yung-kan

Reply :

We are currently working on the details of a self-financing registration scheme for advertisement signboards. Our aim is to introduce the necessary legislative proposals into the Legislative Council in the next legislative session. While no provision for expenditure is required at this stage, a sum of \$15.5M has been reserved for this purpose. We will assess the resource requirements for implementing the proposed registration scheme when the details of the scheme are finalized. The provision will be redeployed to support other works for building safety and maintenance in 2002-03.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 22 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB027

Question Serial No.

0794

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : It is mentioned in the document that the Buildings Department will introduce legislation for a signboard registration system in 2002-03. In this respect, can the government advise the Council:

- (a) which type of signboards is targeted for the control by the new legislation; and whether the existing and new signboards all over Hong Kong are covered, including the abandoned signboards; and whether the cost of removing the abandoned signboards will be borne by the government; and what is the estimated additional expenditure involved; and who are the persons proposed by the new legislation to bear the removal cost if it is not borne by the government?
- (b) In view of the economic downturn, not all small business operators can afford the cost of altering or removing or installing the signboards if it is to be borne by them. Has the Department earmarked any resources to grant loans to small business operators? What other measures will be taken to ensure the smooth implementation of the new legislation?

Asked by : Hon. IP Kwok-him

Reply : (a) The proposed legislation for the advertisement signboard registration scheme will target all existing and new advertisement signboards, including abandoned ones. Our current thinking is that small or light-weight signboards of simple construction will be exempted from registration. To meet the costs of removing abandoned signboards, we propose to set up a sinking fund under the new legislation through a small levy to be exacted at the time of registration. While no provision for expenditure is required at this stage, a sum of \$15.5M has been reserved for this purpose. We will assess the resource requirements for implementing the proposed registration scheme when the details of the scheme are finalized. The provision will be redeployed to support other works for building safety and maintenance in 2002-03.

- (b) As advertisement signboards are erected for commercial purpose, currently we have no plan to grant loans to business operators for such works as altering, removing or installing their own advertisement signboards. There will, however, be a sufficiently long transitional period for owners of existing advertisement signboards to seek registration.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 22 March 2002

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB028

Question Serial

0191

Head : 82 Buildings Department

Subhead (No. & title) : 700

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : How much resources will the authorities set aside for clearance of unauthorized building works, promotion of building safety and removal of rooftop structures?

Asked by : Hon. WONG Yung-kan

Reply :

A provision of \$196.6M has been made for Buildings Department to implement its initiatives in tackling unauthorized building works, promoting building safety, and removing rooftop structures and dangerous advertisement signboards in 2002-03.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB029

Question Serial

0459

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : What is the provision required for the relevant department to take action against unauthorized building works, illegal rooftop structures and dangerous advertisement signboards?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

A provision of \$196.6M has been made for Buildings Department to implement its initiatives in tackling unauthorized building works, promoting building safety, and removing rooftop structures and dangerous advertisement signboards in 2002-03.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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Examination of Estimates of Expenditure 2002-03

**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB030

Question Serial No.

0771

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : The provision for 2002-03 under this programme is \$854.6 million, which is \$108.1 million (14.5%) higher than that for 2001-02. What is the reason for this? What is the provision for removing unauthorized building works on a more extensive basis, demolishing more illegal rooftop structures in single-staircase buildings and carrying out fire safety inspection and enforcement in composite buildings. What are the estimated expenditures for these items in 2001-02?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The increase of the financial provision in 2002-03 by \$108.1m is mainly due to the additional provision for payment to the Land Registry for providing ownership information for issuing statutory removal orders and the registration of such orders.

In the 2002-03 financial year, the full-year provisions for stepping up enforcement action against unauthorized buildings works on external walls of buildings and against illegal rooftop structures on single-staircase buildings are \$143.7m (\$122.2m for 2001-02) and \$25.3m (\$21.9m for 2001-2) respectively. For fire safety inspection and improvement of old composite buildings, the full-year provision in 2002-03 is \$15.4m (same for 2001-02).

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 20 March 2002

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Examination of Estimates of Expenditure 2002-03
CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION

Reply Serial No.

PLB031

Question Serial No.

0841

Head : 82 Buildings Department

Subhead(No. & title):

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : During 2002-03, the provision for the Buildings Department will have an increase of \$108.1m which aims at stepping up efforts in a number of areas of its work. With respect to the enhanced action in the following three areas:

- i) the scale of clearance of unauthorized building works;
- ii) the clearance of illegal rooftop structures; and
- iii) the inspection and enforcement work on the fire safety measures of composite buildings,

how much resources have been increased respectively? Besides, in the light of increased resources, why is the number of buildings targeted for clearance of unauthorized building works on external walls of buildings during 2002-03 only 1 500, less than the actual number of 1571 buildings being removed last year?

Asked by : Hon. TANG Siu-tong

Reply :

In 2002/03, the increase in the provision for stepping up enforcement action against unauthorized building works on external walls of buildings and against illegal rooftop structures in single-staircase buildings are \$21.5 M and \$3.4 M respectively. For fire safety inspection and improvement in old composite buildings, the full-year provision for 2002/03 is \$15.4 M, same as that for 2001/02.

In 2001, we set the target number of buildings for clearance of unauthorized building works on external walls of buildings for 2001 and 2002 at 900 and 1000 respectively. We overachieved the original target of 900 in 2001. The target of 1,500 buildings for 2002 has been set against the original target of 1,000 buildings set for the year. However, given our experience in 2001, we hope to be able to do even better in 2002, that is, trying to exceed our target again as we refine and improve our mode of operation.

Signature _____

Name in block letters C M LEUNG

Post Title Director of Buildings

Date 21 March 2002

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Examination of Estimates of Expenditure 2002-03

**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB032

Question Serial No.

0224

Head: 82 – Buildings Department

Subhead
(No. & title):

000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Bureau Secretary: Secretary for Planning and Lands

Question : In “job-related allowances” under Item Personal Emoluments, the 2001-02 revised Estimate is substantially increased to \$1,483,000, which is 134 times of the provision of the 2001-02 original Estimate (\$11,000). What is the reason for this? And please list out the breakdown of expenses for the allowances. What is the reason for the downward adjustment to \$71,000 in the 2002-03 Estimate?

Asked by: Hon. HO Chun-yan, Albert

Reply:

In 2001/02, Buildings Department needed additional manpower resources at supervisory rank to carry out a number of time-limited building safety and development initiatives. Given the urgency and the short-term nature of some of the initiatives and the requirement of experienced and qualified professionals, some existing staff in the department were required to take up additional responsibilities of a higher level to lead teams of temporary staff. These supervisory staff were granted a job related-allowance in accordance with the Civil Service Regulations.

As the need for the allowance arose after approval of the 2001/02 Estimates, this requirement can only be reflected in the 2001/02 Revised Estimates. After a more recent review of the actual situation, we estimate that requirement for the job-related allowances in 2001/02 is about \$420,000.

In 2002/03, the requirement for job-related allowances is adjusted downward because similar deployment of existing staff to take up responsibilities of higher rank will no longer be required.

Signature _____
Name in block letters C M LEUNG
Post Title Director of Buildings
Date 22 March 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB033

Question Serial No.

Head : 91 Lands Department Subhead(No. & title) :

0362

Programme : (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question : It is estimated that 20 posts to be funded by the URA will be created to support the URA projects. Please give the breakdown of the financial provision by positions.

Asked by : Hon. Shek Lai-him, Abraham

Reply : The breakdown of the 20 new posts is as follows:

<u>Rank</u>	<u>No. of Posts</u>	<u>Financial Provision (\$)</u>
Senior Estate Surveyor	3	3,103,200
Estate Surveyor	5	3,308,400
Senior Survey Officer (Estate)	4	1,656,240
Survey Officer /Trainee (Estate)	6	1,083,420
Senior Treasury Accountant	1	1,034,400
Chinese Language Officer II	1	313,680
Total :	20	10,499,340

Lands Department will only seek to fill these posts as and when the workload of its Urban Renewal Section increases to such an extent as to require the additional staff.

Signature _____

Name in block letters _____ **R. D. POPE**

Post Title _____ **Director of Lands**

Date _____ **22.3.2002**

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB034

Question Serial No.

0816

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : Matters requiring special attention in 2002-03 include 'Continue to process land resumption for re-development by URA'.

- (a) What was the expenditure for the work in 2001-02?
- (b) What is the estimated expenditure in 2002-03?
- (c) What are the specific plans under the urban renewal programme in 2002-03?

Asked by: Hon. LI Wah-ming, Fred

Reply:

- (a) The expenditure for the work in 2001-02 was \$28 million. This expenditure was funded by the Urban Renewal Authority (URA).
- (b) The estimated expenditure in 2002-03 is \$31 million. This expenditure will also be funded by the URA.
- (c) In 2002-03, this department will process three early launch projects of the URA and other first year projects of the URA which might be approved under its annual Business Plan and will continue processing the remaining compensation payment for seven ex-Land Development Corporation projects.

Signature _____

Name in block letters R. D. POPE

Post Title Director of Lands

Date 22.3.2002

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Reply Serial No.

PLB035

Question Serial No.

0905

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : What is the specific land resumption work of the Administration this year for land to be handed over to the Urban Renewal Authority? In which areas is the land involved located? What is the estimated expenditure required?

Asked by: Hon. CHAN Kam-lam

Reply:

In 2002-03, the Urban Renewal Section of the Lands Department will process the three early launch projects in Johnston Road, Wanchai, Cherry Street, Tai Kok Tsui and Fuk Wah Street, Shamshuipo which were announced by the Urban Renewal Authority (URA) in January 2002, and other first year projects of the URA which might be approved under its annual Business Plan. The work involved in a land resumption includes the collection of property and ownership data, District Council consultation, drawing up of Executive Council papers for the land resumption, handling objections and representations, assessing compensation and implementing the final clearance.

The resumption expenditure depends on the number of outstanding property interests which cannot be acquired by the URA and hence have to be resumed. It is not possible to give an accurate estimate of the resumption expenditure at this stage. The resumption expenditure would be re-imbursed by the URA.

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Name in block letters R. D. POPE

Post Title Director of Lands

Date 22.3.2002

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Reply Serial No.

PLB036

Question Serial No.

0973

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : How much resources and manpower will Lands Department provide in 2002-03 to support the Urban Renewal Authority and to carry out the related land resumption work?

Asked by: Hon. CHAN Yuen-han

Reply:

An Urban Renewal (UR) Section, funded by the Urban Renewal Authority (URA), has been set up in this department to process land resumption to make land available for re-development by the URA. The estimated expenditure of the UR Section in 2002-03 is \$31 million.

There are now 30 posts in the set-up of the UR Section and 25 new posts (comprising 20, 2 and 3 posts under Programmes (1), (2) and (3) respectively) are planned in 2002-03. However, these 25 new posts will only be filled as and when the workload of the UR Section increases to such an extent as to require the additional staff.

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Name in block letters R. D. POPE

Post Title Director of Lands

Date 22.3.2002

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Reply Serial No.

PLB037

Question Serial No.

0314

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : How many black spots on private land and on government land does the Lands Department plan to clear in the year 2002-03? Please list respectively the locations of the black spots on private land and on government land, and the manpower and expenditure required.

Asked by: Hon. WONG Yung-kan

Reply: In the year 2002-03, the Task Force (Black Spots) (TFB) of the Department plans to clear about 140 black spots on private land and 125 black spots on Government land. The details are shown below:

<u>Location</u>	<u>No. of sites on Private Land</u>	<u>No. of sites on Government Land</u>
Pat Heung	11	10
Ha Tsuen & Lau Fau Shan	1	5
North District (East)	1	2
San Tin	17	30
Yuen Long/Tuen Mun Corridor :		
• Yuen Long Section	5	3
• Tuen Mun Section	1	15
Kwu Tung & Kam Tsin	-	3
Ngau Tam Mei	20	30
Shap Pat Heung	36	-
Wang Chau	45	-
Tai Po Road/Fung Yuen	1	10
Sai Kung Hinterland	2	-
Other areas (including Ping Che, Sheung Pak Nai, Lamma Island and Tseung Kwan O)	-	17
Total :	140	125

In addition, the TFB will follow up with those black spots previously cleared by granting short term tenancies or short term waivers to the site owners/occupiers, coordinate with concerned parties and Government departments to deal with illegal dumping, and identify and dispose of suitable sites for port back-up and open storage uses.

The improvements on private land are to be undertaken and financed by the owners. The TFB has an existing strength of 124 staff involving an estimated recurrent provision of about \$48.5 million and non-recurrent provision of \$14 million.

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Name in block letters R. D. POPE

Post Title Director of Lands

Date 19.3.2002

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Reply Serial No.

PLB038

Question Serial No.

0828

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : The numbers of environmental black spots on private and Government land in the New Territories cleared in 2000 and 2001 were both 290. The estimated number, however, is reduced to 220 in 2002. Why?

Asked by: Hon. LAU Ping-cheung

Reply:

The annual target was set having regard to the average number of black spots cleaned up or cleared over the years and the estimated number of sites which require action in the coming year. The area of the sites to be cleaned up or cleared and the amount of work involved will also be taken into account. It is however important to note that the number of sites requiring action fluctuates and is difficult to predict accurately. Nevertheless, we have repeatedly raised our annual target having regard to the achievements in previous years. The targets set for 2000 and 2001 were 160 and 190 respectively, and for 2002, we have further increased it to 220. The final outcome at the end of the year may actually exceed this target.

Signature _____

Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

Date _____ 21.3.2002

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Reply Serial No.

PLB039

Question Serial No.

0906

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : Please advise this Council the locations of the new development areas in the New Territories the Administration plans to develop and the expenditure for the preparatory work for the resumption and clearance of the land involved.

Asked by: Hon. CHAN Kam-lam

Reply:

The planned new development areas are located at Hung Shui Kiu in North West New Territories, and Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling in North East New Territories.

The estimated expenditure in 2002-03 for the preparatory work for the resumption and clearance of the land involved is \$16.8 million.

Signature _____

Name in block letters R. D. POPE

Post Title Director of Lands

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Reply Serial No.

PLB040

Question Serial No.

1266

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : The Government will commence preparatory work for resumption and clearance of land to make way for developing new development areas in the New Territories, and an expenditure of \$14,000,000 is involved. Will the Government advise this Council in detail the locations of the new development areas? Will the Government consider developing the frontier closed area?

Asked by: Hon. IP Kwok-him

Reply:

The estimated expenditure in 2002-03 for the preparatory work for resumption and clearance of land for developing new development areas in the New Territories should be \$16.8 million.

The planned new development areas are located at Hung Shui Kiu in North West New Territories, and Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling in North East New Territories.

The question of whether and how the frontier closed area should be developed is one of the issues being examined in the 'Hong Kong 2030 : Planning Vision and Strategy' Study.

Signature _____

Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

Date _____ 22.3.2002

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Reply Serial No.

PLB041

Question Serial No.

0315

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : How many small house grant applications are outstanding? Will the Administration allocate more resources to process these outstanding cases?

Asked by: Hon. WONG Yung-kan

Reply:

Approximately 15 000 small house grant applications remain outstanding.

Other important areas of the department's work such as land acquisition and land disposal/management have significant manpower requirements. For this reason, further redeployment of resources to deal with small house grant applications will not be possible. Nevertheless, we are keeping the application process under regular review and have adopted practicable measures that would expedite processing of the applications e.g. batch processing of non problematic cases.

Signature _____

Name in block letters R. D. POPE

Post Title Director of Lands

Date 21.3.2002

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Reply Serial No.

PLB042

Question Serial No.

0419

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : It is planned that only 1 000 small house grant applications will be processed in 2002, i.e. 200 less than the target set. Why? How many small house grant applications are outstanding at present?

Asked by: Hon. TAM Yiu-chung

Reply:

The anticipated smaller number of small house grants to be approved in 2002 is due to the fact that more and more of the outstanding applications are not straightforward cases. Many of these cases involve problems such as local objections and site constraint issues. These would take time to resolve before a small house grant can be approved.

At present, about 15 000 small house grant applications remain outstanding.

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Name in block letters R. D. POPE

Post Title Director of Lands

Date 21.3.2002

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Reply Serial No.

PLB043

Question Serial No.

0750

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : In 2000, 1 407 small house grant applications were processed. In 2001, the number of cases processed was reduced to 1 000. It is now planned that the number of cases to be processed will remain at 1 000 in 2002. Why does the Lands Department plan to keep the number at 1 000? Is it because of lack of manpower? For how many years has the number of officers deployed to handle these cases remained the same without any increase?

Asked by: Hon. LAU Wong-fat

Reply: In 2001, the number of small house grant applications approved was 1 000. This was less than the annual target of 1 200. The main reason for this smaller number of approval was that many of the outstanding cases were non-straightforward ones and involved a number of problems such as local objections and site constraints. We anticipate this situation will continue in 2002. We therefore estimate that the number of approval cases would be around 1 000 in 2002 as many outstanding applications would involve similar problems which would take longer time to resolve.

The number of staff involved in the processing of small house grant applications has remained much the same for about eight years. This is because staff resources also need to be deployed to other equally important commitments relating to land acquisition and land management work.

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Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

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Reply Serial No.

PLB044

Question Serial No.

1221

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : (a) Lands Department approved 1 300 and 1 407 small house grant applications in 1999 and 2000 respectively, exceeding the Department's targets in both years. However, only 1 000 applications were approved in 2001, which was only 83% of the target of 1 200 for the year. The department has also adjusted downwards the estimated number of approvals in 2002 to 1 000 which is lower than the target figure. What are the reasons for the downward adjustment and what are the consequences?

(b) The number of small house grant applications approved by the Lands Department in 2001 was about 29% less than that of 2000. What measures will the Lands Department take to expedite the application process in order that the rate at least returns to the level of 1 200 per year?

Asked by: Hon. TANG Siu-tong

Reply : (a) The main reason for the anticipated smaller number of approval is that many of the outstanding cases under processing are non-straightforward ones and involve a number of problems such as local objections and site constraints. We anticipate that these problems would take time to resolve resulting in a reduction in the number of approval.

(b) To help resolve the site-related problems in the small house applications, the Lands Department has proposed a village layout plan scheme for consultation with Heung Yee Kuk and the Rural Committees. The proposed village layout plans will attempt to identify in the villages concerned, possible locations for future small house developments and public facilities such as emergency vehicular access, refuse collection points. Such a scheme, if implemented, can provide general guidance on future development of the villages concerned. It would facilitate both the villagers and the Lands Department in the small house application process. Implementation of the scheme would hinge on the agreement and cooperation of the villages concerned. The Lands Department will consult Heung Yee Kuk and relevant parties further on the proposed scheme.

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Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

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Reply Serial No.

PLB045

Question Serial No.

0827

Head: 91 Lands Department

Subhead (No. & title): 221 Clearance of Government land – ex-gratia allowances

Programme: —

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : Under Subhead 221, the estimated provision in 2002-03 is \$30,026,000. The increase of \$13,026,000 (76.6%) over the revised estimate in 2001-02 is mainly due to new clearance projects on government land. Will the Government advise this Council the details of the new clearance projects?

Asked by: Hon. LAU Ping-cheung

Reply: The details of the major new clearance projects under Subhead 221 are as follows :-

<u>Project location</u>	<u>Estimated commencement date of clearance</u>	<u>Estimated no. of structures affected</u>	<u>Remarks</u>
Tan Kwai Tsuen Road, Yuen Long	October 2002	10 Government land licences and two short term tenancies	Clearance of Government land for private residential development
Siu Sau Tsuen, Tuen Mun	October 2002	30 structures including 2 shops and 5 households	Clearance of Government land for private residential development
Sai Sha Road, Tai Po	August 2002	5 Government land licences and 14 other structures	Clearance of Government land for private residential development

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Reply Serial No.

PLB046

Question Serial No.

0410

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : Regarding payment of compensation to the former owners/operators of the Wah Kai Industrial Centre,

- (a) what is the Government's expenditure in this respect in 2001-02 and 2002-03?
- (b) does the Government have measures to solve the problem in the coming year? If yes, what are the details?

Asked by: Hon. CHAN Wai-yip, Albert

- Reply:
- (a) The expenditure in 2001-02 is expected to be about \$122 million and the estimated expenditure in 2002-03 is about \$118 million. This expenditure is funded by the Kowloon Canton Railway Corporation under the relevant agreement with the Government.
 - (b) A special team has already been set up in the Lands Department to deal with the compensation claims from the former owners/operators of Wah Kai Industrial Centre. This team will continue to deal with the unsettled cases under the established procedure and policy, and in accordance with the provisions of the Railways Ordinance. This team aims at early settlement of the outstanding cases. If no agreement can be reached on the amount of compensation, both the former owners/operators and Government can refer the claims to the Lands Tribunal for determination. In fact, some of the claims have already been referred to the Lands Tribunal for determination.

Signature _____

Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

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Reply Serial No.

PLB047

Question Serial No.

0829

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : The Administration estimates that the number of temporary domestic structures to be rebuilt in 2002 is 75. Are farm structures included? If so, how many are farm structures? If not, what is the breakdown for the structures concerned? Will the Administration consider relaxing the requirements for rebuilding farm structures so as to improve the environment of farms and reduce the chances of livestock contracting infectious diseases?

Asked by: Hon. LAU Ping-cheung

Reply: The estimated rebuilding of 75 temporary domestic structures, which are residential in nature, do not include farm structures. New agricultural structures to be erected on private agricultural land must not exceed certain parameters if exemption from the provisions of the Buildings Ordinance is to be given, i.e. a single storey structure with a height of not more than 4.57 metres. We have no intention to change these exemption requirements. If larger farm structures are proposed, the applicant is required to seek the Building Authority's approval of the building plans and to comply with other relevant statutory requirements and lease conditions. The hygiene conditions of farms are matters within the purview of the relevant regulatory authorities.

Signature _____

Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

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Reply Serial No.

PLB048

Question Serial No.

0420

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : In relation to “land let by short term tenancy”, it is anticipated that only 50 hectares of land will be leased in 2002, i.e. 6 hectares less as compared with 2001. Why? How many applications are outstanding at present and how many hectares of land are involved?

Asked by: Hon. TAM Yiu-chung

Reply: The estimated figure of 50 hectares (ha) of land for the year 2002 is based on the actual area of short term tenancy (STT) sites granted in 2001 i.e. 56 ha. A downward adjustment of about 10% was made to reflect the likely changes in the supply and demand situation for STT sites as compared with last year. Currently there are 990 applications being processed by the Department involving a total area of about 28 ha.

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Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

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Reply Serial No.

PLB049

Question Serial No.

0770

Head: 91 Lands Department

Subhead (No. & title): 111 Hire of services and professional fees

Programme: —

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : Regarding Subhead 111, hire of services and professional fees, will the Government advise this Council:

- (a) Why is there such a big difference between the approved estimate of \$45,463,000 and the revised estimate of \$31,048,000 in 2001-02? What are the projects which cannot proceed as scheduled in 2001-02 owing to the reduced estimate?
- (b) The estimated provision for 2002-03 of \$58,909,000, representing an 89.7% increase over the 2001-02 revised estimate, is mainly for the work of resuming and clearing land to make way for new development areas in the New Territories and the development of railway projects. What are the details of and the breakdown of the provision for the related work?

Asked by: Hon. LAU Ping-cheung

Reply:

- (a) The difference between the approved estimate of \$45,463,000 and the revised estimate of \$31,048,000 in 2001-02 is mainly due to:
 - (i) lower tender prices for contracting-out services;
 - (ii) longer processing time required for some contracting-out services;
 - (iii) unanticipated delay in the progress of some projects; and
 - (iv) lesser need for employing professional parties to assess claims and to assist in land resumption and other services.

Despite the reduced estimate, all the projects scheduled in 2001-02 were launched.

(b) The details of the provision for the related work are as follows:

	\$ million
(i) New development areas in the New Territories	13.5
Provision for contract services such as plan preparation, compiling of property lists and schedules, measuring and calculation of the amount of ex-gratia allowance, negotiations with villagers regarding graves and fung shui matters, and dealing with objections, disputes and complaints	
(ii) Development of railway projects	1.0
Provision for general administrative support services including clerical, accounting and secretarial support in connection with the advent of three new railway projects i.e. the Kowloon Southern Link, the Shatin to Central Link and the Island Line Extensions	
Sub-total :	<u>14.5</u>
In addition, the difference in the 2002-03 estimate and the 2001-02 revised estimate is also made up of :	
(iii) an increase in contracting-out services in 2002-03 as a result of uncompleted projects brought forward from 2001-02	6.8
(iv) an increase in the need for employing professional parties to assess claims and to assist in land resumption and other services	4.5
(v) additional provision for hire of services to cope with the taking over of the squatter control duties from the Housing Department	2.1
Total :	<u><u>27.9</u></u>

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Name in block letters R. D. POPE

Post Title Director of Lands

Date 21.3.2002

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Reply Serial No.

PLB050

Head : 91 Lands Department

Question Serial No.

Subhead(No. & title) : 111 Hire of services and professional fees

0363

Programme : —

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question : The provision for hire of services and professional fees increases \$27,861,000 (89.7%) over the revised estimate for 2001-02. Please give the breakdown of the financial provision in terms of a) land resumption and clearance, b) railway development projects.

Asked by : Hon. SHEK Lai-him, Abraham

Reply : The breakdown of the financial provision for the hire of services and professional fees relating to (a) land resumption and clearance; and (b) railway development projects is as follows:

	\$'000
(a) Land resumption and clearance	15,479
(b) Railway development projects	1,022
Total :	<u>16,501</u>

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Name in block letters R.D. POPE

Post Title Director of Lands

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Reply Serial No.

PLB051

Question Serial No.

0416

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : Lands Department projects that only 85% of Deeds of Mutual Covenant can be approved within 13 weeks in 2002. How is the number of staff required in this aspect compared with that of the past two years?

Asked by: Hon. TAM Yiu-chung

Reply:

In the past two years, 78% and 72% of Deeds of Mutual Covenant (DMCs) were approved within 13 weeks. The Legal Advisory and Conveyancing Office (LACO) of the Lands Department will strive to achieve the planned target of 85% in 2002 through internal deployment of staff resources, streamlining of procedures and contracting-out of services to private solicitor firms.

For more optimum utilization of staff resources, the processing of DMCs is handled by staff members of LACO as part of their normal duties. As such, there is no dedicated team of staff for the processing of DMCs which is just one area of work among a range of legal and conveyancing services provided by LACO.

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Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

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Reply Serial No.

PLB052

Question Serial No.

0417

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : How many Deeds of Mutual Covenant applications will be contracted out to private solicitors' firms in 2002-03? What percentage does this number represent in the total number of applications? How does this percentage compare with the ones in the past two years?

Asked by: Hon. TAM Yiu-chung

Reply:

In 2002-03, the Legal Advisory and Conveyancing Office of the Lands Department plans to contract-out to private solicitor firms the processing work for 16 applications for approval of Deeds of Mutual Covenant. This represents 30% of the applications for approval of Deeds of Mutual Covenant expected to be received in 2002-03.

In 2000-01 and 2001-02, 6% and 30% of the applications received for approval of Deeds of Mutual Covenant were contracted-out respectively.

Signature _____

Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

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Reply Serial No.

PLB053

Question Serial No.

0796

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : It is mentioned that Lands Department will continue to contract out to private solicitors' firms the processing of applications for approval of DMCs and surrenders in land exchange cases. At the same time, there are 119 staff members in the programme. Will the Government advise this Council:

- (a) When will this contracting out exercise be completed? How much manpower and recurrent expenditure can be saved from this exercise?
- (b) Upon the completion of this contracting out exercise, what will be the functions of the Legal Advisory and Conveyancing Office of the Lands Department? Among the services the office provides, what are the services that can be provided in the market? Is the Lands Department going to conduct another contracting out exercise? If so, upon the completion of the second exercise, what will be the functions of the office and the number of its staff members? If not, why?

Asked by: Hon. IP Kwok-him

Reply: (a)&(b) Generally, the Legal Advisory and Conveyancing Office (LACO) contracts out selected cases when there is an increased demand of services which it cannot process in acceptable time with existing resources. It is an on-going arrangement and not a one-off exercise.

Since 1997, LACO has been contracting out selected cases to private solicitor firms for processing applications for approval of Deeds of Mutual Covenant. The contracting out arrangements have been further extended to some cases on title checking and related legal work for land exchange (as from 2000); and for land resumption compensation claims (as from 2001).

Under the Enhanced Productivity Programme (EPP), LACO has deleted six posts in the past two financial years and will delete another seven posts in 2002-03. The deletion of these 13 posts will result in saving in recurrent expenditure of around \$5 million a year. The saving in manpower arising from the contracting out of services has been reflected in the overall savings achieved under the EPP.

Not all the legal and conveyancing services provided by LACO can be contracted out. Unlike the legal and conveyancing services provided by the private sector, many of the services provided by LACO are created for the work of the Lands Department relating to Government land transactions which have legal and policy implications and cannot be entrusted to the private sector. For this reason, LACO has to continue with the provision of the various essential legal and conveyancing services to meet the needs of clients from Government and private sector. To ensure efficient delivery of its services, there is no plan at this stage to further reduce the number of staff in LACO.

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Name in block letters R. D. POPE

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**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB054

Question Serial No.

0418

Head: 91 Lands Department

Subhead (No. & title): —

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Bureau Secretary: Secretary for Planning and Lands

Question : What are the seven posts to be deleted under the Enhanced Productivity Programme?

Asked by: Hon. TAM Yiu-chung

Reply:

The seven posts to be deleted in 2002-03 in the Legal Advisory and Conveyancing Office under the Enhanced Productivity Programme are two Solicitor posts, three Assistant Clerical Officer posts, one Clerical Assistant post and one Workman II post.

Signature _____

Name in block letters R. D. POPE

Post Title Director of Lands

Date 21.3.2002

[HOME](#)

Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB055

Question Serial No.

0186

Head: 110 Territory Development
Department

Subhead(No. & title):

Programme: Provision of Land and Infrastructure

Controlling Officer: Director of Territory Development

Bureau Secretary: Secretary for Planning and Lands

Question : Please list the locations and land uses of the 99 hectares of land planned to be formed in the coming year.

Asked by: Hon. WONG Yung-kan

Reply:

Of the 99 hectares of land to be formed by the Territory Development Department in 2002, the majority of it is located in Tsing Yi, Northwest New Territories, Shatin, Tseung Kwan O, North Lantau and Kai Tak. This will provide land mainly for industrial uses, roads, housing, open space and Government, Institution or Community facilities.

The locations of the sites and their respective areas are listed below:

<u>Location</u>	<u>Approximate Area (ha.)</u>
Tsing Yi (Container Terminal 9 Back-up Area)	33
Northwest New Territories (Ngau Tam Mei, Yuen Long & Kam Tin, Pok Wai & Wang Chau, and Kau Hui)	22
Shatin (Areas 34, 52 & 56A) and Tseung Kwan O (Areas 67 & 137)	17
North Lantau	14
Kai Tak	6
Others (Jordan Road Reclamation, Tuen Mun Foothills Bypass, Hung Shui Kiu North and north-western part of Peng Chau)	7
 	<hr/>
TOTAL	99

Signature _____

Name in block letters _____ H K Wong

Post Title _____ Director of Territory Development

Date _____ 18 March 2002

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CONTROLLING OFFICER'S REPLY TO

PLB056

WRITTEN QUESTION

0902

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : Please provide a specific plan and time table for the review on industrial zones and identification of suitable alternative uses. What is the expenditure involved in this review?

Asked by : Hon. CHAN Kam-lam

Reply :

The last review of industrial land was done in-house without additional resource. The findings of the review were endorsed by the Town Planning Board in 2000. Since then, a total of about 200 ha of industrial land in major industrial areas such as Cheung Sha Wan, Kwun Tong and Kwai Chung have been rezoned to other uses such as business and residential.

We will undertake another round of review of industrial land in 2002-03. The objectives are to obtain the latest profile of the usage of industrial buildings, assess how the current economic restructuring affects the location, usage, and building design requirements, and to identify further scope for rezoning and / or relaxing the use of industrial land. The study will again be carried out with in-house resources.

In addition, we are also studying the feasibility of allowing the conversion of some suitable industrial buildings into “Lofts” (i.e. living-cum-studio spaces in buildings once constructed for industrial use). A working group has been formed with the participation of professional institutes and representatives from relevant departments. A report will be issued this year to facilitate further discussion with stakeholders and within the Administration on a way forward.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

20 March 2002

CONTROLLING OFFICER'S REPLY TO

WRITTEN QUESTION

Reply Serial No.

PLB057

Question Serial No.

1356

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : The Administration will create seven posts for improving the existing rural planning and land use management practices in the New Territories. Please provide details of the ranks and duties of the posts involved.

Asked by : Hon. IP Kwok-him

Reply :

The seven posts, including one time-limited and six permanent posts, to be created in 2002-03 to improve the existing rural planning and land use management practices in the New Territories include :

<u>Rank</u>	<u>No.</u>
(a) <u>Professional Grade</u>	
Senior Town Planner	1
Town Planner/Assistant Town Planner	2
Landscape Architect/Assistant Landscape Architect	1
(b) <u>Technical Grade</u>	
Survey Officer/Survey Officer Trainee (Planning)	2
Technical Officer/Technical Officer Trainee (Cartographer)	1

The new team will mainly be responsible for carrying out the Study on Rural Planning and Land Use Management in the New Territories and other tasks related to the improvement of the rural environment. The duties of the team include :

- (a) to examine the existing planning and land administration practices and assess their implications on the current land use problems in the rural New Territories;
- (b) to identify practicable implementation and management measures that would help resolve the rural land planning and management problems;
- (c) to formulate a land planning and management strategy (the Strategy) and implementation framework for the purpose of improving the rural environment;
- (d) to organise community discussion of the landuse planning and management issues and to undertake consultation on the Strategy and implementation framework;
- (e) to identify pilot schemes and devise proposals for implementation for assessing the effectiveness of the Strategy and implementation framework; and
- (f) to provide planning inputs and undertake liaison work with Government bureaux, departments, and other concerned parties on all matters related to the Study.

Signature	_____
Name in block letters	<u> B C K FUNG </u>
Post Title	<u> Director of Planning </u>
Date	<u> 20 March 2002 </u>

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

Reply Serial No.

PLB058

Question Serial No.

0061

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Would the Administration advise when the study on 'Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area' will be launched and give an account of the study?

Asked by : Hon. LAU Ping-cheung

Reply :

The consultancy study in question is scheduled for commencement later this year for completion in mid-2003. The study is primarily to formulate a master plan to guide the development of an integrated arts, cultural and entertainment district at the West Kowloon Reclamation.

The study will assess the technical feasibility and financial viability of the winning schemes awarded in the Concept Plan Competition and recommend a suitable way forward for implementing the development proposals for the area.

Signature _____

Name in block letters _____

B C K FUNG

Post Title _____

Director of Planning

Date _____

15 March 2002

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

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : With regard to the ‘Matters Requiring Special Attention in 2002-03’ under Programme (1),

- (a) please give an account of the ‘Study on Rural Planning and Land Management in the New Territories’. When will the study be launched and completed?
- (b) please give an account of the study on ‘Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area’. When will the study be launched and completed?

Asked by : Hon. WONG Yung-kan

Reply :

- (a) Study on Rural Planning and Land Management in the New Territories

There are large tracts of agricultural land in the New Territories outside the Country Parks which have not been identified for urban development. With a general decline of agriculture, such areas have been subject to various forms of development pressure. Many of these areas are used as container storage, container vehicle parking, open storage and vehicle wrecking yards; and some are simply left idle anticipating for some form of developments.

The prevalence of unplanned and sometimes unauthorised container-related and open storage uses in the rural areas has created many problems such as flooding, traffic congestion, and pollution. Although container back-up and open storage zones have been designated on statutory outline zoning plans, these zoned areas often lack provision of the necessary infrastructure such as proper access and drainage, and there is no proactive management of the land. The purpose of the “Study on Rural Planning and Land Management” is to facilitate community discussion of the issues related to land use in the rural areas, identify practicable implementation and management measures and devise a land planning and management strategy to improve the rural environment.

Phase One of the Study focusing on the issues of, and approaches to resolving, the rural land management problems has commenced in March 2002, and is expected to be completed in about 12 months' time. Subject to the results of the Phase One Study, we would proceed to the second phase of the Study which will include the formulation of implementation and management measures.

(b) Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area

The consultancy study in question is scheduled for commencement later this year for completion in mid-2003. The study is primarily to formulate a master plan to guide the development of an integrated arts, cultural and entertainment district at the West Kowloon Reclamation.

The study will assess the technical feasibility and financial viability of the winning schemes awarded in the Concept Plan Competition and recommend a suitable way forward for implementing the development proposals for the area.

Signature	_____
Name in block letters	<u> B C K FUNG </u>
Post Title	<u> Director of Planning </u>
Date	<u> 15 March 2002 </u>

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CONTROLLING OFFICER'S REPLY TO

WRITTEN QUESTION

Reply Serial No.

PLB060

Question Serial No.

0784

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : How many consultancy studies and related public consultations are to be carried out in 2002-03? How much manpower resources are required, and what is the estimated expenditure? How are these manpower resources and expected expenditure compared to those for 2001-02?

Asked by : Hon. TAM Yiu-chung

Reply : The Department will carry out 12 planning-related consultancy studies in 2002-03, of which seven will involve public consultation activities. The total provision for commissioning these studies in 2002-03 amounts to \$25.88 million. It is estimated that 42 no. of staff will be closely involved in managing these studies and undertaking the related public consultation activities. In 2001-02, 19 planning-related consultancy studies were conducted. The estimated expenditure for these studies amounted to \$24.76 million, and the manpower involved in managing the studies was 56.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

22 March 2002

CONTROLLING OFFICER'S REPLY TO

WRITTEN QUESTION

Reply Serial No.

PLB061

Question Serial No.

0903

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : Please give an account of the specific activities involved in respect of four consultancy studies undertaken by the Planning Department in this year, namely, the 'Study of Landscape Value Mapping of Hong Kong', 'Study on Planning for Pedestrians', 'Study on Rural Planning and Land Management in the New Territories' and 'Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area'. What is the provision required and the current progress of each study?

Asked by : Hon. CHAN Kam-lam

Reply :

Study of Landscape Value Mapping of Hong Kong

The study is to establish the baseline conditions of the landscape resources in Hong Kong as a benchmark against which future changes can be assessed. The landscape resources will be classified according to their characteristics, and their sensitivity to change and importance will be evaluated accordingly. The study will produce a landscape map that covers both the urban and rural landscapes of the whole territory. The approved commitment of the study is \$4.46M.

The study has commenced in October 2001 and three technical reports have since been prepared by the Consultants, covering the methodology of study, initial landscape classification and evaluation framework. The general public will be consulted on the initial findings of the study in mid-2002. A comprehensive field survey on the landscape resources of the territory will be conducted in the second half of 2002. The second public consultation on the final recommendations of the study will be held in early 2003 and the study will complete by mid-2003.

Study on Planning for Pedestrians

The study will formulate a broad planning framework setting out the principles, concepts, guidelines and standards for pedestrian planning at different levels, based on which five Action Area Concept plans will be prepared to examine the application and implementation of the pedestrian planning framework. Planning guidelines and standards on pedestrian planning will be formulated for incorporation into the "Hong Kong Planning Standards and Guidelines" to provide guidance for the public and private sectors in the development process. The approved commitment of the study is \$3.458M.

Phase One of the study to examine the broad planning framework for pedestrian planning was completed in early 2002 and a public consultation exercise is in progress to solicit public views on the findings. Phase Two of the study will commence shortly to examine the application and implementation of the pedestrian planning framework in five Action Areas. A second public consultation will be held on the final recommendations of the study available later in the year.

Study on Rural Planning and Land Management in the New Territories

The study is intended to facilitate community discussion of the issues related to land use in the rural areas, devise a land planning and management strategy to improve the rural environment, and identify practicable implementation and management measure. The approved commitment of the study is \$7M.

Phase One of the study focusing on the issues of, and approaches to resolving, the rural land management problems has commenced in March 2002, and is expected to be completed in about 12 months' time. Subject to the results of Phase One of the study, we would proceed to Phase Two which will include the formulation of implementation and management measures.

Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon/Tsim Sha Tsui Area

The consultancy study in question is primarily to formulate a master plan to guide the development of an integrated arts, cultural and entertainment district at the West Kowloon Reclamation. The approved commitment of the study is \$4.51M. The study is scheduled for commencement later this year for completion in mid-2003.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	20 March 2002

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

Reply Serial No.

PLB062

Question Serial No.

0979

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : With regard to the four planning studies to be managed by the department, namely, the 'Study of Landscape Value Mapping of Hong Kong', 'Study on Planning for Pedestrians', 'Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area' and 'Study on Rural Planning and Land Management in the New Territories', how much resources will be allocated to these studies? What is the current progress of each study?

Asked by : Hon. CHAN Yuen-han

Reply :

Study of Landscape Value Mapping of Hong Kong

The approved commitment of the study is \$4.46M. The study has commenced in October 2001 and three technical reports have since been prepared by the Consultants, covering the methodology of study, initial landscape classification and evaluation framework. The general public will be consulted on the initial findings of the study in mid-2002. A comprehensive field survey on the landscape resources of the territory will be conducted in the second half of 2002. The second public consultation on the final recommendations of the study will be held in early 2003 and the study will complete by mid-2003.

Study on Planning for Pedestrians

The approved commitment of the study is \$3.458M. Phase One of the study to examine the broad planning framework for pedestrian planning was completed in early 2002 and a public consultation exercise is in progress to solicit public views on the findings. Phase Two of the study will commence shortly to examine the application and implementation of the pedestrian planning framework in five Action Areas. A second public consultation will be held on the final recommendations of the study available later in the year.

Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon/Tsim Sha Tsui Area

The approved commitment of the study is \$4.51M. The scope of the study is being finalised, and the study is scheduled for commencement later this year for completion in mid-2003.

Study on Rural Planning and Land Management in the New Territories

The approved commitment of the study is \$7M. Phase One of the study focusing on the issues of, and approaches to resolving, the rural land management problems has commenced in March 2002, and is expected to be completed in about 12 months' time. Subject to the results of Phase One of the study, we would proceed to Phase Two which will include the formulation of implementation and management measures.

Signature	_____
Name in block letters	<u>B C K FUNG</u>
Post Title	<u>Director of Planning</u>
Date	<u>20 March 2002</u>

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

Reply Serial No.

PLB063

Question Serial No.

0998

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : Please list the consultancy studies that the Planning Department entrusts consultants to commission in 2002-03 and the estimated expenditure in respect of each study in the year.

Asked by : Hon. LI Ka-cheung, Eric

Reply :

In 2002-03, a provision of \$24,630,000 is allocated under Subhead 700 – *General other non-recurrent* for undertaking major consultancy studies, and \$1,291,000 is allocated under Subhead 838 – *Minor consultancy studies (block vote)* for undertaking minor consultancy studies costing between \$50,000 and \$3,000,000 each. The titles and the estimated expenditure of the consultancy studies in 2002-03 under Subhead 700 and Subhead 838 are at Annexes 1 and 2 respectively.

Signature _____

Name in block letters _____

B C K FUNG

Post Title _____

Director of Planning

Date _____

19 March 2002

**Major Consultancy Studies
under Subhead 700 – General other non-recurrent**

<u>Study</u>	Estimated Expenditure in 2002-03 \$'000
Setting up of a 3-D Digital Model for the Main Urban Area of Hong Kong	320
Study on South East New Territories Development Strategy Review	40
Stage II Study on Review of Metroplan and the related Kowloon Density Study Review	800
Consultancy Study on Phase II of the Electronic Application Submission System and the Planning Information Management Centre	2,720
Study of Landscape Value Mapping of Hong Kong	2,151
Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon/Tsim Sha Tsui Area	1,500
Hong Kong 2030: Planning Vision and Strategy	7,420
Study on Planning for Pedestrians	2,436
Survey on Housing Aspirations of Households 2001	2,350
Study on HK Residents Living in the Pearl River Delta Region	4,260
Study on Rural Planning and Land Management in the New Territories	633
Total	<u><u>24,630</u></u>

Minor Consultancy Studies
under Subhead 838 – Minor consultancy studies (block vote)

<u>Study</u>	<u>Estimated Expenditure in 2002-03</u> \$'000
Urban Design Guidelines for Hong Kong	244
Focus Study on Aberdeen Harbour	1,047
Total	<u>1,291</u>

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

Reply Serial No.

PLB064

Question Serial No.

0187

Head : 118 - Planning Department

Programme : (2) – District Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : How much resources will the Administration reserve to tackle unauthorised developments and other non-conforming land uses in the rural New Territories?

Asked by : Hon. WONG Yung-kan

Reply : Planning enforcement action against unauthorised developments in the rural New Territories is undertaken by the Central Enforcement and Prosecution Section of the Planning Department. At present, about 18 800 ha of land in the rural New Territories covered by statutory town plans are subject to planning enforcement. In 2002-03, a total of 66 officers (including professional, technical and general grades staff) will be deployed on enforcement and prosecution work in the Section. A provision of \$35.07 million will be allocated for sustaining the efforts in enforcement against unauthorised developments.

Signature _____

Name in block letters

_____ B C K FUNG _____

Post Title

_____ Director of Planning _____

Date

_____ 19 March 2002 _____

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

Reply Serial No.

PLB065

Question Serial No.

1350

Head : 118 - Planning Department

Programme : (2) - District Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question :

Please provide answers to the following questions under programme (2) District Planning :

- (a) In 2002-03, 21 posts funded by the Urban Renewal Authority will be converted to Government – funded. What is the reason for the change?
- (b) What are the areas of responsibilities for these posts?
- (c) What are the major duties of the post created for taking forward the recommendation of the Construction Industry Review Committee? Apart from this post, will there be additional manpower support to carry out the related work?

Asked by : Hon. IP Kwok-him

Reply :

- (a) The role of the Urban Renewal Unit of the Planning Department is to monitor and facilitate the implementation of the urban renewal programme for achievement of the Government's urban renewal policy objectives. In line with the practice of funding similar units in Government, we consider that it is more appropriate for the Government to assume the funding of the Urban Renewal Unit. The arrangement will take effect from 1 April 2002.
- (b) The major duties and responsibilities of the Urban Renewal Unit in the Planning Department are set out at the Annex.
- (c) The additional Town Planner / Assistant Town Planner post will be created in Town Planning Board Section of the Planning Department to facilitate the implementation of the Construction Industry Review Committee's (CIRC's) recommendations. The major duties for this post include :

- (1) to provide planning input to the comprehensive review of the Buildings Ordinance and its subsidiary legislation, in particular, the Building (Planning) Regulations, to facilitate more imaginative land use and innovative building designs;
- (2) to help develop a more condensed and integrated processing system to minimise the time required for building plan approval, and work out detailed arrangements for resolving any conflicting requirements among public authorities that may arise in the approval process;
- (3) to prepare new guidelines and guidance notes to facilitate the submission of planning applications by the industry and obtaining any necessary statutory planning approval in the development process; and
- (4) to provide input in assessing the planning implications of incorporating green features in buildings, and to prepare joint practice notes with the Buildings Department and the Lands Department to encourage green building designs.

The new post is required to provide professional support at the working level to deal with the increase in workload arising from the implementation of the CIRC's recommendations in the next three years from 2002-03 onwards. Additional planning work will also be undertaken at the higher supervisory levels, which will be absorbed by existing resources.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	20 March 2002

Major duties and responsibilities of the Urban Renewal Unit of Planning Department

- (1) To undertake planning study to provide the necessary planning input and information to the Planning and Lands Bureau (PLB) in reviewing and updating the urban renewal strategy;
- (2) To assist PLB in conducting public consultation as regards the preparation and updating of the urban renewal strategy;
- (3) To provide planning advice and information to PLB in processing the draft Corporate and Business Plans to be submitted by the Urban Renewal Authority (URA) and in scrutinizing individual URA projects which are set out in its Corporate and Business Plans;
- (4) To provide planning advice on preservation of buildings and areas of architectural, cultural and historical interests for URA projects;
- (5) To formulate planning and development parameters and provide professional planning advice to facilitate the URA in preparing its proposed development projects and proposed development schemes so as to ensure the projects' compliance with the statutory planning requirements;
- (6) To oversee the incorporation of territorial and sub-regional planning objectives into URA projects;
- (7) To formulate guidelines for the provision of infrastructure, Government / Institution / Community facilities and public open space in URA projects and oversee the application of the guidelines by co-ordinating the efforts of the URA and various Government bureaux / departments;
- (8) To identify suitable sites to meet the rehousing requirements arising from URA projects and oversee the reservation of the sites to ensure their timely delivery to the rehousing agencies;
- (9) To develop and maintain a geographical information system for sharing of information on building conditions among various Government departments for the review of the urban renewal programme; and
- (10) To advise the Director of Planning in executing his statutory functions as a non-executive director of the URA Board.

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

Reply Serial No.

PLB066

Question Serial No.

1360

Head : 118 - Planning Department

Programme : (2) – District Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question :

Please provide answers to the following questions on district planning :

- (a) Six targets are set out under the key performance measures in respect of Programme 2 District Planning. The planned targets for 2002 corresponding to these six items are much lower than the actual figures for 2000 and 2001. Would the Administration please account for this?
- (b) 14 indicators are set out under the key performance measures in respect of Programme 2 District Planning. Of these, the estimated figure for “warning letters and enforcement / stop / reinstatement notices issued” in 2002 is less than the actual figure for 2001 by almost 48%. How does the Administration arrive at this figure?

Asked by : Hon. IP Kwok-him

Reply :

- (a) In setting the targets, particular care has been exercised so that they can be as realistic as possible. In practice, the amount of planning activities cannot be predicted with accuracy because most of them are initiated by the private sector. We will regularly review and update our performance targets and publish the latest targets in the Department's internet web-site.
- (b) A substantial number of planning applications for temporary use in 2001 failed to fulfil the approval conditions set by the Town Planning Board (TPB) within the stipulated timeframe. Approvals to such planning applications were subsequently revoked by TPB and the developments became unauthorised. These unauthorised developments often involved a large number of landowners or responsible persons and hence a large number of warning letters and statutory notices were issued.

To address the issue, a number of measures have been taken since late 2001 to provide applicants with clearer guidelines on submission of planning applications for temporary uses and to impress upon them the importance of complying with the planning conditions after the application is approved. It is therefore anticipated that the number of unauthorised developments including those arising from revocation will decrease in the coming year and hence less warning letters and statutory notices will be issued.

In addition, pro-active approach to enforcement action will continue to be adopted. This includes increasing the public awareness on development control through publicity, strengthening patrol programmes and giving verbal warnings prior to statutory enforcement actions. This will reduce the number of letters/notices to be issued in the coming year.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	21 March 2002

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

Reply Serial No.

PLB067

Question Serial No.

0978

Head : 118 - Planning Department

Programme : (3) – Ordinance Review

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : The Administration will increase expenditure for preparation of the Town Planning Bill in 2002-03. Please provide details of the work involved, the legislative timetable for introduction of the Bill to the Legislative Council and the arrangement of manpower.

Asked by : Hon. CHAN Yuen-han

Reply :

The increase in the provision for 2002-03 is mainly due to the expected increase in departmental expenses to cover expenditure in preparation of presentation materials, printing of publicity materials and booking of venues in connection with the consultation exercise for the Town Planning Amendment Bill.

The Town Planning Blue Bill was last submitted to the Legislative Council in 2000. As there was insufficient time to complete consideration of the Bill, the Bills Committee was dissolved in May 2000. We have taken the opportunity to review the proposals in the Bill in the light of the comments received from the public and the Bills Committee and the changing socio-economic conditions. As there are some complex policy issues that need to be resolved after further consultation with the main stakeholders, we see clear benefits in putting forward an Amendment Bill to address the more urgent problems. Therefore, we intend to propose amendments to the Ordinance in stages.

The Amendment Bill will focus on streamlining the planning approval procedures, expediting the plan-making process, enhancing the openness and user friendliness of the system and strengthening enforcement control. We will consult the main stakeholders on the first batch of amendments in the next few months before introducing the Amendment Bill to the Legislative Council in early 2003.

Specifically, work in 2002-03 will include the following major tasks :

- Consultation with main stakeholders including professional institutes and political parties on the proposed Town Planning Amendment Bill
- Formulating detailed proposals and drafting draft instructions for the proposed Town Planning Amendment Bill
- Working out a publicity programme for the proposed Town Planning Amendment Bill
- Gazetting the Town Planning Amendment Bill
- Working out the necessary logistics arrangement in implementing the proposals in the Town Planning Amendment Bill

The work arising from the above tasks will be taken up by existing staff including a dedicated team of one Senior Town Planner and two Town Planners.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	20 March 2002

[HOME](#)

CONTROLLING OFFICER'S REPLY TO

PLB068

WRITTEN QUESTION

1358

Head : 118 - Planning Department

Programme : (3) – Ordinance Review

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : The Administration will increase expenditure for preparation of the Town Planning Bill by \$500,000 in 2002-03. Could the Government provide a breakdown of this estimated provision? What will the Bill cover? When will the Bill be re-introduced into the Legislative Council?

Asked by : Hon. IP Kwok-him

Reply :

The increase in the provision for 2002-03 is mainly due to the expected increase in departmental expenses to cover expenditure in preparation of presentation materials, printing of publicity materials and booking of venues in connection with the consultation exercise for the Town Planning Amendment Bill.

The Town Planning Blue Bill was last submitted to the Legislative Council in 2000. As there was insufficient time to complete consideration of the Bill, the Bills Committee was dissolved in May 2000. We have taken the opportunity to review the proposals in the Bill in the light of the comments received from the public and the Bills Committee and the changing socio-economic conditions. As there are some complex policy issues that need to be resolved after further consultation with the main stakeholders, we see clear benefits in putting forward an Amendment Bill to address the more urgent problems. Therefore, we intend to propose amendments to the Ordinance in stages.

The Amendment Bill will focus on streamlining the planning approval procedures, expediting the plan-making process, enhancing the openness and user friendliness of the system and strengthening enforcement control. We will consult the main stakeholders on the first batch of amendments in the next few months before introducing the Amendment Bill to the Legislative Council in early 2003.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

20 March 2002

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

Reply Serial No.

PLB069

Question Serial No.

0785

Head : 118 - Planning Department

Programme : (4) – Town Planning Information Services

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : What is the estimated expenditure for enhancing publicity and promoting various planning activities in 2002-03? Please provide details of the activities. What are the ranks and duties of the three additional posts created for such activities?

Asked by : Hon. TAM Yiu-chung

Reply :

The financial provision for Programme (4) Town Planning Information Services in 2002-03 is \$21.8 million. The resources are for enhancing public awareness of planning matters and dissemination of planning information to the public. This programme includes the following major areas of work:

- Provide a Planning Enquiry Counter to serve as a central channel through which the public can make enquiries and obtain directly the latest planning information.
- Improve the layout and contents in our Internet homepage. A new plan is to provide a choice of simplified Chinese characters in 2002-03.
- Set up an On-line Outline Zoning Plans Internet Service to provide the public with instant access to our statutory planning information. We will also look into the feasibility of providing new services such as on-line public enquiry counter and on-line sales of planning data.
- Further extend the coverage of our Outreach Programme to secondary schools with the procurement of a new mobile exhibition vehicle which will be ready in mid 2002.
- Organise briefings on various planning topics requested by visiting official delegations from the Mainland/overseas.
- Continue our publicity and community education programme to promote and sustain the public's interest in the long term strategic planning of Hong Kong, particularly among the young people.

Three new posts will be created for the above activities in 2002-03. They include one Senior Information Officer (SIO), one Executive Officer II (EO II) and one Technical Officer/Technical Officer Trainee (Cartographic) (TO/TOT(C)).

The SIO is responsible to formulate public relation strategies and organise public forums for various planning studies; monitor and analyse press and electronic media reports and comments of relevance to the Department; maintain contact with the media; prepare press releases and help organise other publicity events.

The EOII is responsible for providing support service in organising large-scale territory-wide and regional forums, seminars and briefings for interested parties such as District Councils as well as other publicity activities associated with planning matters.

The TO/TOT(C) will prepare plans, diagrams and photographs which are essential for consultation/presentation/publicity materials. He/she will also assist in designing and producing panels/posters/signages for consultation forums.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	21 March 2002

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

Reply Serial No.

PLB070

Question Serial No.

1330

Head : 118 - Planning Department

Programme : (5) – Technical Services

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : Item 543 of Subhead 700 is about the setting up of a 3-D Digital Model for the Main Urban Area of Hong Kong. The approved commitment of the item is \$2.8 million and the existing balance stands at \$1.292 million. Has the Government assessed the effectiveness of the completed 3-D digital model? Will there still be a need to set up such a model? Is there any cheaper way to replace the 3-D digital model?

Asked by : Hon. IP Kwok-him

Reply :

The Study on 3-D Digital Model for the Main Urban Area of Hong Kong is scheduled for completion in late 2002. Interim results of the Study indicate that the proposed 3-D model is useful and essential for various planning purposes, such as visual impact assessment of major development projects. At present, there is no other more cost-effective method to perform all the functions of the 3-D model.

Signature _____

Name in block letters _____

B C K FUNG

Post Title _____

Director of Planning

Date _____

20 March 2002

Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB071

Question Serial No.

0725

Head: 701 Land Acquisition

Subhead 1002CA Compensation for surrenders and resumptions :urban improvement
(No. & title): districts: Yau Ma Tei, Wan Chai and Western

Programme: —

Controlling
Officer: Director of Lands

Bureau
Secretary: Secretary for Planning and Lands

Question: Please set out separately the land resumption compensation required for the 3 urban
improvement districts (Yau Ma Tei, Wan Chai and Western).

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

Subhead 1002CA “Compensation for surrenders and resumptions : urban improvement districts : Yau Ma Tei, Wan Chai and Western” is for payment of compensation for the acquisition of properties and for payment of ex-gratia allowances to owners within these urban improvement districts.

The \$1,000,000 provision is a rough estimate to meet possible claims arising from past resumption exercises in these urban improvement districts which may be submitted in 2002-03. Apportionment of this figure will be possible only after claims, if any, are submitted.

Signature _____

Name in block letters _____ R. D. POPE

Post Title _____ Director of Lands

Date _____ 22.3.2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB072

Question Serial No.

0132

Head: 707 - New Towns and Urban Area
Development

Subhead (No. & title): 7332CL

Programme:

Controlling Officer: Director of Territory Development

Bureau Secretary: Secretary for Planning and Lands

Question : For Subhead 7332CL "West Kowloon Reclamation - main works (remainder)", construction works will commence in the first quarter of financial year 2002-03. What are the details?

Asked by: Hon. LAU Ping-cheung

Reply:

The part of the works under Subhead 7332CL scheduled to start in the first quarter of financial year 2002-03 comprises construction of two new roads near Lai Po Road at Lai Wan Interchange, two footbridges along Sham Mong Road and associated drainage and landscaping works. In December 2001, the Finance Committee approved the upgrading of this part of works to Category A as Subhead 7761TH entitled "West Kowloon Reclamation - remaining roadworks, stage 3, phase 1". We plan to start the construction works in June 2002 for completion in December 2004.

Signature _____

Name in block letters _____

H. K. Wong

Post Title _____

Director of Territory Development

Date _____

15 March, 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB073

Question Serial No.

0133

Head: 707 - New Towns and Urban Area
Development

Subhead(No. & title): 7482CL

Programme:

Controlling Officer: Director of Territory Development

Bureau Secretary: Secretary for Planning and Lands

Question : For Subhead 7482CL "Kowloon Bay reclamation - early development package", the project will commence in the second quarter of financial year 2002-03. What are the details?

Asked by: Hon. LAU Ping-cheung

Reply:

The part of the project under Subhead 7482CL scheduled to start in the second quarter of financial year 2002-03 comprises site investigation, environmental impact assessment and detailed design for the proposed reclamation and associated infrastructure in Kowloon Bay under the South East Kowloon Development (SEKD). We intend to apply for funding for the above works from the Public Works Sub-committee in June 2002 and commence the works in September 2002.

Signature _____

Name in block letters _____ H. K. Wong

Post Title _____ Director of Territory Development

Date _____ 15 March, 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB074

Question Serial No.

0287

Head: 707 - New Towns and Urban Area Development

Subhead(No. & title): 7482CL

Programme:

Controlling Officer: Director of Territory Development

Bureau Secretary: Secretary for Planning and Lands

Question : For Subhead 7482CL “Kowloon Bay reclamation – early development package”, the project will commence in the second quarter of the coming financial year. When will the Administration submit funding application to the Public Works Subcommittee (PWSC) of the Finance Committee? Please give an account of the programme and the description of the project. Also, when is the project scheduled to complete?

Asked by: Hon. LI Wah-ming, Fred

Reply:

The part of the project under Subhead 7482CL scheduled to start in the second quarter of financial year 2002-03 comprises site investigation, environmental impact assessment and detailed design for the proposed reclamation and associated infrastructure in Kowloon Bay under the South East Kowloon Development (SEKD). We intend to apply for funding from PWSC in June 2002. We plan to commence the above-mentioned works in September 2002 for completion by early 2005.

Signature _____

Name in block letters _____ H. K. Wong

Post Title _____ Director of Territory Development

Date _____ 15 March, 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB075

Question Serial No.

0288

Head: 707 - New Towns and Urban Area Development Subhead(No. & title): 7494CL, 7693CL & 7694CL

Programme:

Controlling Officer: Director of Territory Development

Bureau Secretary: Secretary for Planning and Lands

Question : What is the progress of the following projects? How will the funding be used in the coming year?

- 7494CL - "South East Kowloon development at Kai Tak Airport - decontamination and site preparation"
- 7693CL - "South East Kowloon development - consultants' fees and site investigation for Kai Tak Approach Channel reclamation"
- 7694CL - "South East Kowloon development at Kai Tak Airport - consultants' fees and site investigation"

Asked by: Hon. LI Wah-ming, Fred

Reply:

Project 7494CL has been substantially completed. Funds for financial year 2002/03 will be used to settle contract payments for decontamination and site preparation works, as well as post-remediation monitoring as required by the Environmental Permit.

For project 7693CL, the consultancy for detailed design commenced on 25 January 2002. The consultants are working on the preparatory works for the pilot test (including laboratory tests and field trials) on the contaminated sediments in the Kai Tak Approach Channel. Funds for financial year 2002/03 will be used for consultants' fees and site investigation works.

For project 7694CL, the consultancy for detailed design commenced on 25 January 2002. The consultants are now validating the planning parameters and engineering requirements for the proposed development in the north apron area of Kai Tak Airport, and will proceed with the design of the infrastructure afterwards. Funds for financial year 2002/03 will be used for consultants' fees and site investigation works.

Signature _____

Name in block letters _____ H. K. Wong

Post Title _____ Director of Territory Development

Date _____ 19 March, 2002

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Examination of Estimates of Expenditure 2002-03
**CONTROLLING OFFICER'S REPLY TO
WRITTEN/SUPPLEMENTARY QUESTION**

Reply Serial No.

PLB076

Question Serial No.

0391

Head: 707 - New Towns and Urban Area Development Subhead(No. & title): 7584TH

Programme: New Territories East Development

Controlling Officer: Director of Territory Development

Bureau Secretary: Secretary for Planning and Lands

Question : Has the Item 7584TH "Tseung Kwan O development, Phase III - Western Coast Road", which was included as a Category B project in the 1999-2000 Budget, been deleted? Or is it still under study? If feasibility study of the project is being carried out, what is the progress of the study? When is it expected to be submitted to this Committee for consideration? When are the works expected to commence and complete?

Asked by: Hon. LI Wah-ming, Fred

Reply:

Item 7584TH has not been deleted.

In view of the interface and relationship between the Western Coast Road (WCR) and other proposed developments in Tseung Kwan O (TKO) such as the Cross Bay Link and proposed further reclamation in TKO Bay, we have adopted an integrated approach to study the WCR and other proposed developments in TKO through a detailed feasibility study. In the study, we will work out a preferred option of WCR and investigate how the WCR project could be accelerated.

The detailed feasibility study is to be funded under Item 7683CL "Feasibility Study for further development of Tseung Kwan O" and is scheduled for submission to PWSC within this Legislative session. Subject to funding approval from Finance Committee, we plan to commence the study later this year for completion by the end of 2003.

Signature _____

Name in block letters H. K. Wong

Post Title Director of Territory Development

Date 19 March, 2002

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

Reply Serial No.

PLB077

Question Serial No.

0062

Head : 118 - Planning Department

Programme : (3) – Ordinance Review

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning and Lands

Question : Could the Government inform this Council of the staffing establishment for this Programme? Is there adequate manpower to cope with the review of the Town Planning Ordinance (TPO)? On what basis does the Administration estimate that in 2002, the number of papers and proposals prepared for the Town Planning Bill and amendments to the TPO is 25, the number of public briefings on the Town Planning Bill and amendments to TPO is 5 and the number of analyses on the Town Planning Bill and amendments to the TPO is 10?

Asked by : Hon. LAU Ping-cheung

Reply :

The review of the Town Planning Ordinance will continue to be taken up by existing staff including a dedicated team of one Senior Town Planner and two Town Planners. There will be adequate manpower to undertake the review as other teams dealing with statutory planning matters will also provide input to the review as and when required.

The three key performance indicators under the 'Ordinance Review' Programme are set taking into account the actual figures for 2000 and 2001, the planned programme for re-introducing the Town Planning Amendment Bill to the Legislative Council, and the possible public reaction towards the proposals put forth under the Amendment Bill.

Signature _____

Name in block letters _____

P C CHAN

Post Title _____

Director of Planning (Ag)

Date _____

25 March 2002