

**Replies to initial written questions raised by Finance Committee Members in examining  
the Estimates of Expenditure 2005-06**

**Director of Bureau : Secretary for Housing, Planning and Lands**

**Session No. : 7**

**File name : HPLB(PL)-e2.doc**

<b>Reply Serial No.*</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)001</a>	1091	CHEUNG Hok-ming	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)002</a>	1092	CHEUNG Hok-ming	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)003</a>	1093	CHEUNG Hok-ming	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)004</a>	1104	CHEUNG Hok-ming	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)005</a>	1005	KWOK Ka-ki	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)006</a>	1006	KWOK Ka-ki	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)007</a>	0252	LEE Wing-tat	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)008</a>	0253	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)009</a>	0254	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)010</a>	0256	LEUNG Kwok-hung	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)011</a>	0255	LI Kwok-ying	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)012</a>	0251	SHEK Lai-him, Abraham	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)013</a>	1854	FANG Kang, Vincent	22	Animal, Plant and Fisheries Regulation and Technical Services
<a href="#">HPLB(PL)014</a>	1855	FANG Kang, Vincent	22	Animal, Plant and Fisheries Regulation and Technical Services
<a href="#">HPLB(PL)015</a>	1186	CHAN Kam-lam	82	Buildings and Building Works
<a href="#">HPLB(PL)016</a>	1602	CHAN Kam-lam	82	Buildings and Building Works
<a href="#">HPLB(PL)017</a>	1616	CHAN Kam-lam	82	Buildings and Building Works
<a href="#">HPLB(PL)018</a>	1620	CHAN Kam-lam	82	Buildings and Building Works
<a href="#">HPLB(PL)019</a>	1621	CHAN Kam-lam	82	Buildings and Building Works
<a href="#">HPLB(PL)020</a>	1622	CHAN Kam-lam	82	Buildings and Building Works
<a href="#">HPLB(PL)021</a>	1725	CHAN Kam-lam	82	Buildings and Building Works
<a href="#">HPLB(PL)022</a>	0818	CHEUNG Hok-ming	82	Buildings and Building Works
<a href="#">HPLB(PL)023</a>	0819	CHEUNG Hok-ming	82	Buildings and Building Works
<a href="#">HPLB(PL)024</a>	0820	CHEUNG Hok-ming	82	Buildings and Building Works
<a href="#">HPLB(PL)025</a>	1105	CHEUNG Hok-ming	82	Buildings and Building Works
<a href="#">HPLB(PL)026</a>	1106	CHEUNG Hok-ming	82	Buildings and Building Works
<a href="#">HPLB(PL)027</a>	1162	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)028</a>	1242	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)029</a>	1243	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)030</a>	1244	FUNG Kin-kee, Frederick	82	Buildings and Building Works

<b>Reply Serial No.*</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)031</a>	1245	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)032</a>	1246	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)033</a>	1247	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)034</a>	1248	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)035</a>	1249	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)036</a>	1250	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)037</a>	1251	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)038</a>	1252	FUNG Kin-kee, Frederick	82	Buildings and Building Works
<a href="#">HPLB(PL)039</a>	0503	HO Chung-tai, Raymond	82	Buildings and Building Works
<a href="#">HPLB(PL)040</a>	1075	LAU Sau-shing, Patrick	82	Buildings and Building Works
<a href="#">HPLB(PL)041</a>	1076	LAU Sau-shing, Patrick	82	Buildings and Building Works
<a href="#">HPLB(PL)042</a>	1077	LAU Sau-shing, Patrick	82	Buildings and Building Works
<a href="#">HPLB(PL)043</a>	1188	LAU Wong-fat	82	Buildings and Building Works
<a href="#">HPLB(PL)044</a>	1189	LAU Wong-fat	82	Buildings and Building Works
<a href="#">HPLB(PL)045</a>	1190	LAU Wong-fat	82	Buildings and Building Works
<a href="#">HPLB(PL)046</a>	1064	LEUNG LAU Yau-fun, Sophie	82	Buildings and Building Works
<a href="#">HPLB(PL)047</a>	1574	LI Fung-ying	82	Buildings and Building Works
<a href="#">HPLB(PL)048</a>	1575	LI Fung-ying	82	Buildings and Building Works
<a href="#">HPLB(PL)049</a>	0104	SHEK Lai-him, Abraham	82	Buildings and Building Works
<a href="#">HPLB(PL)050</a>	1111	LAU Chin-shek	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)051</a>	0056	KWONG Chi-kin	42	Mechanical engineering installations safety
<a href="#">HPLB(PL)052</a>	0789	LAU Kin-ye, Miriam	42	Mechanical engineering installations safety
<a href="#">HPLB(PL)053</a>	0798	LI Fung-ying	42	Mechanical engineering installations safety
<a href="#">HPLB(PL)054</a>	0799	LI Fung-ying	42	Mechanical engineering installations safety
<a href="#">HPLB(PL)055</a>	0606	WONG Kwok-hing	42	Mechanical engineering installations safety
<a href="#">HPLB(PL)056</a>	1624	CHAN Kam-lam	91	Land Administration
<a href="#">HPLB(PL)057</a>	1630	CHAN Kam-lam	91	Land Administration
<a href="#">HPLB(PL)058</a>	1721	CHAN Kam-lam	91	Land Administration
<a href="#">HPLB(PL)059</a>	1722	CHAN Kam-lam	91	Land Administration
<a href="#">HPLB(PL)060</a>	1723	CHAN Kam-lam	91	Land Administration
<a href="#">HPLB(PL)061</a>	1724	CHAN Kam-lam	91	Land Administration
<a href="#">HPLB(PL)062</a>	0813	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)063</a>	0814	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)064</a>	0815	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)065</a>	1095	CHEUNG Hok-ming	91	Land Administration

<b>Reply Serial No.*</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)066</a>	1096	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)067</a>	1097	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)068</a>	1085	CHOW LIANG Shuk-ye, Selina	91	Land Administration
<a href="#">HPLB(PL)069</a>	0092	FUNG Kin-kee, Frederick	91	Land Administration
<a href="#">HPLB(PL)070</a>	0093	FUNG Kin-kee, Frederick	91	Land Administration
<a href="#">HPLB(PL)071</a>	0095	FUNG Kin-kee, Frederick	91	Land Administration
<a href="#">HPLB(PL)072</a>	0096	FUNG Kin-kee, Frederick	91	Land Administration
<a href="#">HPLB(PL)073</a>	0097	FUNG Kin-kee, Frederick	91	Land Administration
<a href="#">HPLB(PL)074</a>	0098	FUNG Kin-kee, Frederick	91	Land Administration
<a href="#">HPLB(PL)075</a>	0099	FUNG Kin-kee, Frederick	91	Legal Advice
<a href="#">HPLB(PL)076</a>	1078	LAU Sau-shing, Patrick	91	Land Administration
<a href="#">HPLB(PL)077</a>	1079	LAU Sau-shing, Patrick	91	Land Administration
<a href="#">HPLB(PL)078</a>	1080	LAU Sau-shing, Patrick	91	Land Administration
<a href="#">HPLB(PL)079</a>	0513	LEE Wing-tat	91	Land Administration
<a href="#">HPLB(PL)080</a>	0624	LEONG Kah-kit, Alan	91	Legal Advice
<a href="#">HPLB(PL)081</a>	0625	LEONG Kah-kit, Alan	91	Land Administration
<a href="#">HPLB(PL)082</a>	0626	LEONG Kah-kit, Alan	91	Land Administration
<a href="#">HPLB(PL)083</a>	1779	LI Fung-ying	91	Legal Advice
<a href="#">HPLB(PL)084</a>	1753	SIN Chung-kai	91	Survey and Mapping
<a href="#">HPLB(PL)085</a>	1625	CHAN Kam-lam	118	Territorial Planning
<a href="#">HPLB(PL)086</a>	1626	CHAN Kam-lam	118	Town Planning Information Services
<a href="#">HPLB(PL)087</a>	1627	CHAN Kam-lam	118	District Planning
<a href="#">HPLB(PL)088</a>	1628	CHAN Kam-lam	118	District Planning
<a href="#">HPLB(PL)089</a>	0808	CHEUNG Hok-ming	118	Territorial Planning
<a href="#">HPLB(PL)090</a>	0809	CHEUNG Hok-ming	118	District Planning
<a href="#">HPLB(PL)091</a>	0810	CHEUNG Hok-ming	118	Technical Services
<a href="#">HPLB(PL)092</a>	0811	CHEUNG Hok-ming	118	-
<a href="#">HPLB(PL)093</a>	0812	CHEUNG Hok-ming	118	Technical Services
<a href="#">HPLB(PL)094</a>	0234	HO Chung-Tai, Raymond	118	Territorial Planning
<a href="#">HPLB(PL)095</a>	0235	HO Chung-Tai, Raymond	118	District Planning
<a href="#">HPLB(PL)096</a>	1202	LAU Sau-shing, Patrick	118	District Planning & Town Planning Information Services
<a href="#">HPLB(PL)097</a>	0898	LAU Wong-fat	118	Town Planning Information Services
<a href="#">HPLB(PL)098</a>	0899	LAU Wong-fat	118	Town Planning Information Services
<a href="#">HPLB(PL)099</a>	0900	LAU Wong-fat	118	District Planning
<a href="#">HPLB(PL)100</a>	0237	LEE Wing-tat	118	Territorial Planning
<a href="#">HPLB(PL)101</a>	0238	LEE Wing-tat	118	District Planning

<b>Reply Serial No.*</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)102</a>	0239	LEE Wing-tat	118	Town Planning Information Services
<a href="#">HPLB(PL)103</a>	0240	LEONG Kah-kit, Alan	118	Territorial Planning
<a href="#">HPLB(PL)104</a>	0241	LEONG Kah-kit, Alan	118	Ordinance Review
<a href="#">HPLB(PL)105</a>	0242	LEONG Kah-kit, Alan	118	-
<a href="#">HPLB(PL)106</a>	0236	SHEK Lai-him, Abraham	118	District Planning
<a href="#">HPLB(PL)107</a>	0635	CHAN Wai-yip, Albert	707	-

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)001**

Question Serial No.

1091

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

Subhead (No. & title) :  
000 Operational expenses

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In 2004-05, the Planning and Lands Branch conducted preliminary consultation with stakeholders on proposals for resolving the problem of missing or illegible government leases. What is the outcome of the consultation? What is the amount of resources spent on that in 2004-05 and what is the amount of funds allocated in the Estimates for 2005-06? What are the next steps planned by the Administration?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The preliminary consultation we have conducted shows that there is general support for our proposals. Our work plan is to complete the drafting of the proposed legislation for further consultation before taking forward the legislative process.

The above work mainly involves staff costs and is carried out as part of the normal duties of staff in HPLB and the concerned Departments.

Signature \_\_\_\_\_

Name in block  
letters \_\_\_\_\_

Mrs Rita Lau

Post Title \_\_\_\_\_

Permanent Secretary for Housing,  
Planning and Lands (Planning and Lands)

Date \_\_\_\_\_

6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)002**

Question Serial No.

1092

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

One of the matters requiring special attention in 2005-06 is the maintenance of close liaison with Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Joint Conference. What important areas are covered by these planning matters? Do they involve the planning of land in North-western New Territories as a back-up site for the logistics industry and a review on the land use planning for the frontier area between the New Territories and Shenzhen? If so, please provide details.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Hong Kong-Guangdong Joint Conference has agreed to the establishment of a new Expert Group on Hong Kong-Guangdong Town Planning and Development with a view to strengthening co-operation on strategic town planning and ensuring timely exchange of planning information and carrying out more advance studies on major infrastructure projects.

The land-use planning of North-western New Territories and the frontier area between the New Territories and Shenzhen do not fall within the ambit of the Hong Kong-Guangdong Joint Conference.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Rita Lau

Post Title \_\_\_\_\_ Permanent Secretary for Housing,  
Planning and Lands (Planning and  
Lands)

Date \_\_\_\_\_ 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)003**

Question Serial No.

1093

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Among the matters requiring special attention in 2005-06 is the review of the enforcement policy against unauthorized buildings works. What is the amount of resources allocated to this matter in 2005-06? How is the review now? What is the future direction for the enforcement?

Asked by : Hon. CHEUNG Hok-ming

Reply :

To enhance the effectiveness of our enforcement policy against unauthorised building works (UBWs), we have embarked on a review on this policy using existing resources. This is partly in response to the Report of the Ombudsman on UBWs in New Territories Exempted Houses (NTEHs) published in August 2004. The review will focus on irregularities in the New Territories, including major UBWs on agricultural lots and UBWs in NTEHs. In devising measures to tackle the problems, particularly in regard to UBWs in NTEHs, we need to take into account a number of pertinent factors, including the substantial size and prevalent nature of the problem, the diversity of interests involved, public receptiveness of any proposal to deal with the problem, and the resource constraints faced by the Government.

The review is still at an initial stage. We are exploring a pragmatic approach to rationalise certain types of UBWs in the New Territories without changing their illegal status, provided that specified building safety requirements are met. This is in line with the suggestion in the August 2004 Ombudsman Report. We will consult stakeholders and the public before finalising our proposals.

In the meantime, the Government will continue to take rigorous enforcement actions against works-in-progress and UBWs posing immediate safety concerns and strengthen the coordination and cooperation among departments to enhance the effectiveness of our enforcement work.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Rita Lau

Post Title \_\_\_\_\_  
Permanent Secretary for Housing,  
Planning and Lands (Planning and Lands)

Date \_\_\_\_\_ 6 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)004**

Question Serial No.

1104

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Concerning the task to consult various stakeholders with a view to making preliminary proposals on Small House Policy for further in-depth discussion, what are the Government's progress and timetable for the consultation? Has the making of preliminary proposals been completed and if so, would the preliminary proposals made involve any financial commitment and how much is needed?

Asked by : Hon. CHEUNG Hok-ming

Reply :

We are still at an early stage of our review and have yet to draw up any preliminary proposals. The timetable for the consultation will be drawn up as and when detailed proposals are formulated. As we have yet to formulate detailed proposals, we are not in a position to say whether financial commitment will be involved.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Rita Lau

Post Title \_\_\_\_\_ Permanent Secretary for Housing, Planning  
and Lands (Planning and Lands)

Date \_\_\_\_\_ 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)005**

Question Serial No.

1005

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question : For the joint efforts of the Government and the Harbour-front Enhancement Committee to strengthen protection of the Harbour, please list the nature of the work and the staff resources involved and provide a breakdown of the actual expenditure. Please also list in details specific measures to ensure attainment of the goal of Harbour protection and enhancement from the standpoint of planning and land use and the resources involved in implementing measures to enforce the Protection of the Harbour Ordinance.

Asked by : Dr Hon. KWOK Ka-ki

Reply :

The Harbour-front Enhancement Committee (HEC) is set up to advise the Government on planning, land uses and developments along the existing and new harbour-front of Victoria Harbour, with a view to protecting the Harbour; improving the accessibility, utilization and vibrancy of the harbour-front areas; and safeguarding public enjoyment of the Harbour through a balanced, effective and public participation approach, in line with the principle of sustainable development.

An Administrative Officer Staff Grade C in the Housing, Planning and Lands Bureau serves as the Secretary of the HEC in addition to her other duties on planning polices. The officer is assisted by a Senior Executive Officer (full time) and an Assistant Secretary and an Executive Officer I on part-time basis on HEC matters.

Apart from staff cost, expenditure incurred in 2004-05 relating to HEC includes:

<i>Particulars</i>	<i>\$'000</i>
Enhanced public participation programmes	586
Support for HEC and Sub-committee meetings and activities	250
<i>Total</i>	<i>836</i>

The HEC has set up three Sub-committees, namely, (i) Sub-committee on South East Kowloon Development (SEKD) Review to assist the HEC in monitoring and giving advice on the Planning and Engineering Review of the former Kai Tak site; (ii) Sub-committee on Harbour Plan Review to assist the HEC to formulate an integrated harbour plan and to identify, give advice on and monitor the improvement projects along the existing and new harbour-fronts; and (iii) Sub-committee on Wan Chai Development Phase II (WDII) Review to assist the HEC in monitoring and giving advice on the Planning and Engineering Review of Wan Chai Development Phase II taking into account the implications on the adjoining areas along the harbour-front.

In conducting the SEKD Review and the WDII Review, the HEC has launched an enhanced public participation programme to encourage public involvement and consensus building in the reviews.

On the harbour-front improvement projects, the HEC Sub-committee on Harbour Plan Review is working on a number of priority projects including the beautification of hoardings near Central Ferry Piers, and the temporary waterfront promenade at West Kowloon Cultural District. It has also formulated a set of Harbour Planning Principles to reflect the changing community aspirations on the planning and development of the Victoria Harbour and its waterfront areas. Upon further consultation, the principles will be revised and applied in the harbour planning review and studies such as the SEKD Review and the WDII Review.

We will continue to work with the HEC and all concerned Bureaux/Departments to ensure that the development of the Harbour, if any, is in full accord with the principle of sustainable development and can comply with the provisions of the Protection of the Harbour Ordinance.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Rita Lau

Post Title \_\_\_\_\_ Permanent Secretary for Housing, Planning and Lands (Planning and Lands)

Date \_\_\_\_\_ 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PLB)006**

**Question Serial No.**

**1006**

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Please provide a breakdown of the staff establishment and actual expenditure involved in coordinating the assessment work as set out in the Invitation for Proposals for the West Kowloon Cultural District.

Asked by : Hon. KWOK Ka-ki

Reply :

We have established a dedicated team in the Planning and Lands Branch to oversee and coordinate the work relating to the development of the West Kowloon Cultural District (WKCD). Apart from servicing and providing the full range of secretariat support to the Steering Committee for Development of the West Kowloon Cultural District, we are also responsible for leading and co-ordinating the inter-bureaux/departments' assessment of the screened-in proposals as stipulated in the Invitation for Proposals (IFP).

The staffing level of the team varies according to the programme of work at a particular period of time. At present, this team has seven staff members on Housing, Planning and Lands Bureau's establishment. Depending on the expertise required, some other staff members are loaned from other bureaux/departments on a short-term basis or hired on a contract basis. We have reserved \$10.1 million as staffing expenditure for 2005-06 to cater for the staffing requirement in the performance of various duties at different stages of the IFP process.

The assessment work is being conducted and supported by various bureaux/departments with staff deployed from their existing establishment as part of their normal duties. Breakdown of expenditure is therefore impractical.

Signature \_\_\_\_\_

Name in block letters Mrs Rita Lau  
\_\_\_\_\_

Post Title Permanent Secretary for Housing,  
Planning and Lands (Planning and Lands)

Date 6 April 2005  
\_\_\_\_\_

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)007**

Question Serial  
No.

0252

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

For sub-paragraph 6 on Matters Requiring Special Attention in 2005-06, please account for in detail:

- (a) how the Steering Committee for Development of the West Kowloon Cultural District would be serviced;
- (b) how the implementation of the Invitation for Proposals would be coordinated.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) We have established a dedicated team in the Planning and Lands Branch to oversee and coordinate the work relating to the development of the West Kowloon Cultural District (WKCD). The team is responsible for servicing the Steering Committee for Development of the West Kowloon Cultural District (Steering Committee). We provide the full range of secretariat support to the Steering Committee, and are charged with the responsibility to follow up the decisions of the Steering Committee including inter-bureaux coordination and implementation of the Invitation for Proposals (IFP) process for the WKCD project.

- (b) We are leading and co-ordinating the inter-bureaux/departments' assessment of the screened-in proposals as stipulated in the IFP. Concurrently, we are conducting public consultation in conjunction with the Home Affairs Bureau. On completion of the assessment and public consultation, we shall report to the Steering Committee for advice on the way forward for the project.

Signature	_____
Name in block letters	<u>Mrs Rita Lau</u>
Post Title	<u>Permanent Secretary for Housing, Planning and Lands (Planning and Lands)</u>
Date	<u>6 April 2005</u>

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)008**

Question Serial No.

0253

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

What are the reasons for the increase in honoraria for members of committees from \$1,527,000 in 2004-05 (revised estimate) to \$2,175,000 in 2005-06? For those committees with increases in honoraria, please provide a list and the amounts. Are increases in such expenditure expected to continue and what are the rates of increase?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The provision concerned is for payment of honoraria to chairmen and members of appeal boards/committees under the purview of HPLB. The increase in provision in 2005-06 is not due to an upward adjustment to the rates of remuneration, but rather to the anticipated increase in workload of the Appeal Tribunal (Buildings) and the Town Planning Appeal Board, and the planned establishment of a new Appeal Board under the Urban Renewal Authority Ordinance to consider objections to development projects. As the work of these boards/committees is demand-led and the actual expenditure is affected by the rate of remuneration and the caseload, it would not be realistic to project future expenditure beyond 2005-06 at this juncture.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Rita Lau

Post Title \_\_\_\_\_ Permanent Secretary for Housing, Planning  
and Lands (Planning and Lands)

Date \_\_\_\_\_ 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)009**

Question Serial No.

0254

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In 2005-06, there will be a net creation of eight permanent non-directorate posts in the Planning and Lands Branch, while housekeeping departments under the purview of the Branch such as the Lands Department and the Planning Department will delete two and 16 permanent non-directorate posts respectively. Could the Government inform this Committee as to:

- (a) the reasons for the creation of these posts;
- (b) the duties of the posts;
- (c) of the posts proposed for creation, how many belong to the Administrative Officer grade;
- (d) whether the creation of such posts is intended to replace departmental staff in the technical and professional grades with Administrative Officers.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The posts proposed for creation in 2005-06 are required to cope with the increased workload of the Bureau and the demands arising from its many ongoing and new commitments. These include work arising from the West Kowloon Cultural District (WKCD) development and the newly set up Harbour-front Enhancement Committee (HEC).
- (b) The new posts will be assigned to policy units for the provision of administrative, secretariat and other support services, e.g. servicing meetings, preparing minutes, drafting papers/submissions/briefs to the Legislative Council, Executive Council and other authorities; handling administration matters; and providing logistic support for various activities.

- (c) Among the eight posts planned for creation, three of them belong to the Administrative Officer grade.
- (d) Operational need is our major consideration in deciding on the number and different grade/rank of posts required. We have no plan to replace departmental staff in the technical and professional grades by Administrative Officers.

Signature	_____
Name in block letters	_____ Mrs Rita Lau _____
Post Title	_____ Permanent Secretary for Housing, Planning and Lands (Planning and Lands) _____
Date	_____ 6 April 2005 _____

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PLB)010**

Question Serial No.

0256

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Regarding continuing to service the Steering Committee for Development of the West Kowloon Cultural District, what are the estimated expenditure and details of tasks for 2005-06?

Asked by : Hon. LEUNG Kwok-hung

Reply :

We have established a dedicated team in the Planning and Lands Branch to oversee and coordinate the work relating to the development of the West Kowloon Cultural District (WKCD). The team is responsible for servicing the Steering Committee for Development of the West Kowloon Cultural District (Steering Committee). We provide the full range of secretariat support to the Steering Committee, and are charged with the responsibility to follow up the decisions of the Steering Committee including inter-bureaux coordination and implementation of the Invitation for Proposals (IFP) process for the WKCD project.

We are leading and co-ordinating the inter-bureaux/departments' assessment of the screened-in proposals as stipulated in the IFP. Concurrently, we are conducting public consultation in conjunction with the Home Affairs Bureau. On completion of the assessment and public consultation, we shall report to the Steering Committee for advice on the way forward for the project.

At present, this team has seven staff members on HPLB's establishment. In addition, there are other staff members in the team who are either on loan from other bureaux/departments on a short-term basis or hired on a contract basis. The total staffing expenditure for 2005-06 is estimated at \$10.1 million.

Signature	_____
Name in block letters	_____ Mrs Rita Lau _____
Post Title	_____ Permanent Secretary for Housing, Planning and Lands (Planning and Lands) _____
Date	_____ 6 April 2005 _____

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)011**

Question Serial No.

0255

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Please advise the progress of the Hong Kong Housing Society's scheme to assist owners of old buildings in building maintenance and management. How many buildings for which maintenance work is expected to be completed within this year under the scheme and what is the amount of resources allocated? What are the time and resources required to complete the entire scheme?

Asked by : Hon. LI Kwok-ying

Reply :

The Hong Kong Housing Society (HKHS) launched a \$3 billion "Building Management and Maintenance Scheme" on 1 February 2005 to provide "one-stop" technical support, financial incentives and interest-free loans to owners of old buildings to undertake building maintenance and management work in order to improve their overall living environment. Through this 10-year Scheme, the HKHS aims to provide assistance to about 800 buildings annually. As at mid-March 2005, the HKHS has received over 700 enquiries over the Scheme. About 20 loan applications are being processed.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Rita Lau

Post Title \_\_\_\_\_ Permanent Secretary for Housing, Planning  
and Lands (Planning and Lands)

Date \_\_\_\_\_ 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)012**

Question Serial No.

0251

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

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Housing, Planning and  
Lands (Planning and Lands)

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Secretary for Housing, Planning and Lands announced in mid-March that the public consultation exercise for the West Kowloon Cultural District project would be extended to end of June.

- (a) What additional financial and human resources will be allocated to the extended public consultation exercise?
- (b) What is the estimated budget for the whole consultation exercise?
- (c) What is the estimated budget for the whole West Kowloon Cultural District Project if it is delivered through the proposed mode of implementation?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) The extended public consultation exercise would incur an estimated expenditure of about \$1.6 million. The work arising from the extension will be absorbed by existing staff.
- (b) The estimated budget for the whole consultation exercise, including the extension, is about \$6 million.

- (c) The Government will decide the way forward for the West Kowloon Cultural District project after taking into account assessment findings and the public opinions received during the public consultation which is currently underway. At this stage, we are not in a position to provide an estimated budget for the whole project.

Signature	_____
Name in block letters	_____ Mrs Rita Lau _____
Post Title	_____ Permanent Secretary for Housing, Planning and Lands (Planning and Lands) _____
Date	_____ 6 April 2005 _____

[TOP](#)

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

**HPLB(PL)013**

Head : 22 Agriculture, Fisheries and Conservation Department

Question Serial No.

Programme : (3) Animal, Plant and Fisheries Regulation and Technical Services

1854

Controlling Officer : Director of Agriculture, Fisheries and Conservation

Director of Bureau : Secretary for Housing, Planning and Lands

Question : In “ex-gratia payment assessment” under Indicators in paragraph 16, the area assessed for aquaculture fisheries ex-gratia payment is estimated to be 84,000 m<sup>2</sup> in 2005, representing an increase of 142% over 2004. What are the reasons for the sudden increase?

Asked by : Hon. FANG Kang, Vincent

Reply :

The area assessed for aquaculture fisheries ex-gratia payment varies from year to year depending on the number, scale and progress of development projects for the year. The larger area to be assessed in 2005 is mainly due to the anticipated claims from pond fish farmers affected by a number of land and drainage development works projects in the New Territories.

Signature	_____
Name in block letters	<b>THOMAS C Y CHAN</b>
Post Title	<b>Director of Agriculture, Fisheries and Conservation</b>
Date	<b>6 April 2005</b>

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

**HPLB(PL)014**

Head : 22 Agriculture, Fisheries and Conservation Department

Question Serial No.

Programme : (3) Animal, Plant and Fisheries Regulation and Technical Services

1855

Controlling Officer : Director of Agriculture, Fisheries and Conservation

Director of Bureau : Secretary for Housing, Planning and Lands

Question : The number of claims assessed for capture fisheries ex-gratia payment is estimated to be 260 in 2005, representing a decrease of 60% over 2003 and 40% over 2004 respectively. What are the reasons for such drastic decreases?

Asked by : Hon. FANG Kang, Vincent

Reply :

The number of claims for capture fisheries ex-gratia payment varies from year to year depending on the number, scale and progress of coastal development projects for the year. The smaller number of claims to be processed in 2005 is mainly due to the decrease in the number of marine works projects in recent years and that most of the claims from fishermen affected by previous marine works projects had been processed.

Signature	_____
Name in block letters	THOMAS C Y CHAN
Post Title	Director of Agriculture, Fisheries and Conservation
Date	6 April 2005

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

Question Serial No.

1186

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

For “advising on restaurant licence applications within 14 days” and “making existing building records available for public viewing within ten days”, the Buildings Department (BD) could not meet the targets for the 2 consecutive years in 2003 and 2004, and the target of 2005 was only fixed at 95% and 94% respectively, I would like to ask:

1. What were the reasons for not meeting the targets for 3 consecutive years? What were the difficulties encountered therein? Was it because of lack of manpower?
2. Did the Authority concerned consider adopting any measures to resolve the problem in order to enhance the image of the government? If so, what are the specific measures? If not, what are the reasons?

Asked by : Hon. CHAN Kam-lam

Reply :

**“Advising on restaurant licence applications within 14 days”**

While we endeavour to achieve a 100% target in providing advice to the licensing authority on restaurant licence applications within 14 days, we have set our planned performance target in 2003 and 2004 at 95%. In 2003 and 2004, the rates achieved by BD were 94% and 95% respectively. The planned performance target remains unchanged at 95% for 2005.

We have taken a longer time in processing certain cases mainly because of the difficulties in gaining access to the premises concerned for inspection and the complicated nature of some cases requiring re-inspection or further research of building records. These are not related to lack of manpower.

**“Making existing building records available for public viewing within ten days”**

While we endeavour to achieve a 100% target in making building records available for viewing within ten working days, we have set the planned performance target for 2003 and 2004 at 93%. Of the 30 902 applications received in 2003 and 43 976 applications in 2004, the rates achieved by BD were 95% and 94% respectively. In view of the expected increase in the number of applications in 2005, we have set the planned performance target for 2005 at 94%.

For cases where the 10-day pledge could not be met, the main reasons were:

- (a) the required paper-based building records were being kept for viewing by other applicants or government users and were therefore not available in time for the applicant concerned; and
- (b) the manual handling of the paper-based records caused occasional misplacement of records, thus contributing to the delay.

Manpower resource is not a problem here.

To improve our provision of viewing and copying service for building records, a pilot computerized Building Records Management System (BRMS) has been installed in our Building Information Centre providing instant inspection and copying service of building records in electronic form to members of the public. It also allows concurrent access to the same building records by more than one user, thus improving our performance in meeting the 10-day pledge.

The pilot scheme will be extended to cover the whole territory in early 2006. Upon completion of the BRMS, a web-based retrieval system will also be developed to offer round-the-clock inspection service to members of the public on the Internet.

Signature	_____
Name in block letters	Marco WU
Post Title	Director of Buildings
Date	6 April 2005

Examination of Estimates of Expenditure 2005-06

**Reply Serial No.**

**HPLB(PL)016**

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

Question Serial No.

1602

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Under the item Matters Requiring Special Attention in 2005-06, the Buildings Department (BD) will formulate the mode of operation of the joint office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems. Could the Buildings Department elaborate on the details of this mode of operation? How many offices are expected to be established over the territory? What are the implications of this scheme on staffing and expenditure?

Asked by : Hon. CHAN Kam-lam

Reply :

To improve inter-departmental coordination in response to public complaints about water seepage, our Department and Food and Environmental Hygiene Department (FEHD) have set up a joint office, in Shamshuipo on a pilot basis to deal with water seepage complaints for buildings in this district starting from January 2005. The joint office combines FEHD's legal powers and BD's expertise to enhance investigative services to identify the source of seepage, and strengthens the coordination of Government's enforcement actions under both the Buildings Ordinance (Cap. 123) and Public Health and Municipal Services Ordinance (Cap. 132).

We hope that under the new mode of operation, the processing time for handling complaints will be shortened and the investigations by FEHD and BD will be better co-ordinated. We will conduct a review of the pilot scheme six months after the operation of the pilot joint office.

The pilot office is operated using existing resources from both our Department and FEHD. After the review, we will consider whether and how best the pilot scheme should be extended to cover other districts. Initially, we have earmarked \$13 million, covering costs for staff and outsourcing of investigation work, to cater for the possible expansion of the joint office service to other districts, if the results of our review so justify.

Signature

Name in block letters

Post Title

Date

---

Marco WU

---

---

Director of Buildings

---

---

6 April 2005

---

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In the coming financial year, the Buildings Department will introduce a proposed integrated site supervision system for building works and street works to replace the existing site supervision system. Can the Administration tell us:

- (1) the differences between these two systems?
- (2) whether there is a schedule for the implementation of the new system? How much additional provision is required?
- (3) comments and responses of the industry to the proposed new system?

Asked by : Hon. CHAN Kam-lam

Reply :

There are three existing types of supervision requirements under the Buildings Ordinance, viz:

- a) Site Safety Supervision – supervision to ensure that site works are carried out in a safe manner through specified site safety management arrangements. This is required for all kinds of building works;
- b) Quality Supervision – supervision to ensure that the quality of foundation works, soil nailing works for slope strengthening and ground investigation field works are up to standard; and
- c) Qualified Supervision for Geotechnical Works – supervision to ensure that geotechnical design requirements are closely followed when geotechnical works are being carried out.

Each of the above types of supervision requirements entails a different system of supervision in terms of the frequency of inspections and the competence and number of supervisors required under the system. At present, depending on the particular type of building works to be carried out, one, two or all three types of supervision requirements may be applicable for the same site, and separate sets of supervision proposals have to be prepared and submitted to the Building Authority before consent to commence the building works is given. The proposed integrated site supervision system consolidates the above three types of supervision requirements under one system and rationalizes the duties, grades and inspection frequencies of the site supervisors. The objective is mainly to simplify the procedures, and avoid duplication of the administrative efforts involved.

We intend to submit the revised Technical Memorandum for Supervision Plans which sets out the principles, requirements and operations of the proposed integrated site supervision system to the LegCo Panel on Planning, Lands and Works for consultation in mid-2005, and plan to implement the new system in December 2005. No additional provision is required for the implementation.

Wide consultation with building professionals and site supervisors has been conducted and the comments received have been taken into account in devising the new system where appropriate. The industry is generally supportive of the new system.

Signature	_____
Name in block letters	Marco WU
Post Title	Director of Buildings
Date	6 April 2005

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The prosecutions instigated against failure to comply with removal orders will be increased drastically (with a growth rate up to 80%) in 2005. It was believed to be associated with the reinforced enforcement actions taken by the Authority. Could the Administration provide the amount of resources allocated to the above item in 2005-06, and the percentage of the number of successful prosecutions against that of the overall prosecutions instigated over the past 2 years?

Asked by : Hon. CHAN Kam-lam

Reply :

The Prosecution Unit of our Department handles all prosecutions initiated by the Department. In association with the vigorous enforcement action to remove unauthorised building works, we will step up prosecution against failure to comply with removal orders. We estimate that we will instigate 3,000 prosecutions in 2005-06. The amount of resources required by the Prosecution Unit in 2005-06 for handling these 3,000 prosecutions is estimated to be \$10.9 million.

In 2003 and 2004, the total number of summonses issued against failure to comply with removal orders was 2,348 while the total number of convictions was 1,562. As normally the issue of summons to the conclusion of the legal proceedings would take two or more months, some prosecution cases instigated in the last quarter of 2004 are still being processed. Excluding the cases that have not been adjudicated, the conviction rate was about 73%.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

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

Question Serial No.

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

1621

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Regarding the Co-ordinated Maintenance of Buildings Scheme:

1. How many buildings in the territory are covered by the Co-ordinated Maintenance of Buildings Scheme? What is the percentage of the repaired buildings completed in proportion to the numbers of buildings covered by the Scheme?
2. The Scheme was reviewed in 2004. What were the results of the review? and
3. The Administration stated that the planned target for 2005 of the Scheme will be implemented under a new modality. Please elaborate in details on the operations of the new modality and the similarities and differences between the old and new.

Asked by : Hon. CHAN Kam-lam

Reply :

1. The Co-ordinated Maintenance of Buildings Scheme (CMBS) was launched in 2000 to assist building owners in buildings targeted under the scheme in fulfilling their responsibility to manage and maintain their buildings. Under the CMBS, our Department and six other government departments work together to facilitate the carrying out of improvement works to their buildings. Since the implementation of the CMBS, 550 buildings have been selected. We have commenced necessary work for these selected buildings of which 191 or 35% have completed the required improvement works.
2. A review of the CMBS was conducted in 2004. The review findings indicated that the CMBS is useful in motivating and helping building owners to proceed with building repair works on a voluntary basis. However, the original mode of operation adopted in the past few years has substantial resource implications on our Department.

3. In view of the findings of the review, we have adopted a modified CMBS in 2005 drawing on the expertise of the Hong Kong Housing Society (HKHS) in building management and maintenance. Under the modified scheme, whilst we will retain the function as the coordinator, and be responsible for conducting inspections and arranging meetings with building owners in association with other government departments, we will focus more on the role of law enforcement against the non-compliant owners. The HKHS will provide technical support to the owners with regard to the formation of Owners' Corporations, appointment of Authorized Persons and Contractors for the removal and repair works. The HKHS will also assist the owners in co-ordinating loan applications if necessary, and in monitoring the progress of the repair works and the removal of unauthorized building works. In 2005, we will select 150 buildings for the modified scheme.

Signature

Name in block letters

Post Title

Date

---

Marco WU

---

---

Director of Buildings

---

---

6 April 2005

---

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Under "Matters Requiring Special Attention in 2005-06", a performance-based regulatory system will be developed to facilitate modern and innovative building design. Can the Administration tell us:

- (1) the manpower and financial provisions required in developing this regulatory system?
- (2) whether there is a schedule for the implementation of such system and what is the progress of study at the present stage?
- (3) what are the innovative ideas in this regulatory system? Can the Administration elaborate in details on the current study results so far?

Asked by : Hon. CHAN Kam-lam

Reply :

- (1) The development of a performance-based regulatory system aims to transform those prescriptive standards set out in the existing regulations under the Buildings Ordinance to performance requirements. To this end, we have commissioned consultants to carry out studies on various aspects of planning, design and construction requirements of buildings with a view to modernizing the regulations and transforming them to performance requirements where feasible. The consultancy studies cover the review of the existing prescriptive standards, performance-based approach as adopted in other countries and the drawing up of recommendations on amendments to existing regulations. The subjects of these studies include lighting and ventilation, fire safety, sanitary and drainage system and structural use of steel. The expenditure of these consultancy studies are as follows -

	Consultancy study	Approved Commitment \$'000	Accumulated expenditure to 31.3.2004 \$'000	Estimated expenditure for 2004-05 \$'000	Estimated expenditure for 2005-06 \$'000	Balance \$'000
1	To review the Code of Practice for fire safety in buildings and renovation works	9,900	3,946	3,084	1,425	1,445
2	To review Building Regulations on lighting and ventilation of buildings	6,000	4,496	1,197	307	-
3	To review Building Regulations on drainage of buildings	4,000	1,485	837	179	1,499
4	To draft a Limit-State Code for Structural Use of Steel	3,200	1,280	1,440	480	-

The process of the development of performance-based systems for the above subjects involve a number of our existing staff who are internally deployed to help develop the new systems, in addition to their other duties.

- (2) It is estimated that all the consultancy studies will be completed by mid-2006. We will consult the industry and introduce the relevant legislative amendments to the LegCo in phases from 2006 onwards.
- (3) The performance-based regulatory system will provide greater flexibility for building designers to propose alternative and innovative designs to comply with the minimum safety and health requirements in lieu of the present set of prescriptive standards. Hence, the building designers may choose suitable design methodologies as long as the buildings so designed meet the performance requirements. In the various studies, the consultants are in the process of making recommendations to transform the existing prescriptive standards to performance requirements where feasible. The building professionals and industry have been involved throughout and we have been making good progress so far.

Signature	_____
Name in block letters	_____ Marco WU _____
Post Title	_____ Director of Buildings _____
Date	_____ 6 April 2005 _____

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Under the item of "Departmental Expenses", "Hire of services and professional fees" will be increased from \$70,638,000 in 2004-05 to \$78,570,000 in 2005-06, with a growth rate up to 11.2%. Please explain the reasons concerned and list out the names of the main hired services, detailed contents, amount of money involved and the reasons of hiring.

Asked by : Hon. CHAN Kam-lam

Reply :

Compared with the revised estimate of 2004-05, there will be an increase of \$7,932,000 in 2005-06 for the hire of services and professional fees. The main types of hired services are shown below :

Item	Hire of Services and Professional Fees	2004-05 Revised Estimate \$'000	2005-06 Estimate \$'000	Increase/ (Decrease) in Estimate \$'000
(1)	Emergency and investigation works	500	500	-
(2)	Hire of temporary staff	3,800	3,130	(670)
(3)	Outsourcing and Consultancies			
	(a) Outsourcing to private consulting firms	41,893	50,495	8,602
	(b) Outsourcing to Housing Department	24,445	24,445	-
(1)+(2)+(3)	Total: Hire of services and professional fees	70,638	78,570	7,932

The increase is mainly related to the payment for outsourcing under item (3)(a) to private consulting firms. These payments comprise staged payments to consulting firms appointed in 2003 and 2004 and similar payments to consulting firms to be appointed in 2005 for the inspection of buildings involved in large scale removal of unauthorised building works (UBW), surveillance patrols to stop new UBW, and investigation of water seepage defects under the proposed joint office scheme for handling public complaints about water seepage problems.

Signature	_____
Name in block letters	Marco WU
Post Title	Director of Buildings
Date	6 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)022**

Question Serial No.

0818

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Buildings Department plans to draft the framework of a green labelling system for new buildings, with a view to further encouraging the construction of environmentally-friendly buildings. Can the Buildings Department explain the details of this green labelling system and the areas that it would cover? If this system is to be implemented, what will the expenditure be?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Buildings Department commissioned a consultancy study in 2002 to draft a Comprehensive Environmental Performance Assessment Scheme for assessing the environmental performance of buildings and the construction process. The scheme is applicable to both new and existing buildings. It covers all stages of a building cycle including the pre-design, design, construction, in use, and demolition stages. The assessment criteria mainly cover eight aspects, namely the use of resources, pollution and waste, site impact, neighbourhood impact, indoor environmental quality, building amenities, site amenities and neighbourhood amenities. Buildings assessed under this scheme may be awarded with labels indicating their environmental friendliness.

The initial idea is that the scheme should be market-driven and be run by a non-government body on a voluntary and self-financing basis. The source of funding may include assessment fees, registration fees of assessors and training to be offered. The implementation details of the scheme are still to be worked out.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
4 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Buildings Department (BD) will step up the prosecution actions against outstanding removal orders by increasing prosecution cases from 1 664 in 2004 to an estimated number of 3 000 in 2005. Would the clearance of this type of unauthorized building works (UBW) be carried out by BD or by the owners themselves? Were there any cases that BD had been unsuccessful in recovering the removal cost? If so, what was the cost involved?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The responsibility for removing unauthorised building works and complying with removal orders rests with the building owners concerned. Where an owner fails to remove a UBW within a reasonable period of time, or where the UBW presents an immediate danger to the public, we would mobilise our contractors to carry out the removal work, and recover the cost of works from the owner thereafter.

As at 31.12.2004, there were about 420 cases with outstanding payments involving an amount of \$3.7 million. We have registered charges concerning these unrecovered costs and interest accrued with the Land Registry against the title of the premises concerned. This will enable the recovery of the money owed to the Government upon sale of the premises. Further cost recovery actions such as legal actions against the relevant owners would also be considered.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
4 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Concerning the consultancy study to compile a full list of existing private buildings in Hong Kong, the funding has been approved but has not been used. Please explain the reason of not using it and the timetable of the consultancy.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The scope for the consultancy in question includes the setting up of a computer database of existing private buildings. The database was intended to capture such details as the address, lot number, building name, date of occupation permit, building type and number of storeys of all existing private buildings in Hong Kong.

Since mid-2002, we have developed and put into use a 'Building Condition Information System' to facilitate the control of existing private buildings. This system has enabled the building up of the database mentioned above.

The study will also include developing a database of the discharge values of the staircases for about 15,000 buildings with licensed premises. (The discharge value of a staircase of a given width and design refers to the maximum number of persons it can carry to a place of safety in the case of a fire.) This database would facilitate the selection of licensed premises by applicants and the processing of licence applications such as those for restaurants. We have just completed a feasibility study on the development of such a database, and work on the consultancy is scheduled to commence in 2005/06.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

- (a) Can the Administration state the reason(s) why the estimates for the item "Buildings and Building Works" in 2005-06 will decrease? The Administration will put more efforts in removing unauthorised building works, but the allocations for the Comprehensive Building Safety Improvement Loan Scheme has not been increased correspondingly. Can the Administration state the reason why?
- (b) The Buildings Department will instigate more prosecutions against unauthorised building works from 1,644 in 2004 to 3,000 in 2005-06. Can the Administration tell us how many of them are there in the New Territories and out of which how many are relating to village small houses? Apart from those reported, in what ways does the Administration make inspection and verification of unauthorised building works? If the work is being dealt with by outsourcing, what is the cost in handling each case?
- (c) Regarding the Matters Requiring Special Attention in 2005-06 of the Buildings Department, the Administration will carry out blitz clearance of unauthorised building works on the external walls of 1,000 targeted buildings, and select 700 single-staircase buildings for clearance of illegal rooftop structures. Can the Administration tell us how many of the above two types of unauthorised building works are there in Hong Kong, Kowloon and New Territories respectively? Of those in the New Territories, how many of them are relating to village small houses?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The decrease in the estimated provision for the item "Buildings and Building Works" in 2005-06 as compared with the revised estimate for this item in 2004-05 is mainly due to :

- (i) the full-year effect of the 2005 civil service pay cut and deletion of three permanent posts;
- (ii) the reduced staff requirements after completion of the inspection of drainage defects in private buildings; and
- (iii) the reduced payment for consultancy studies which commenced in previous years.

The Comprehensive Building Safety Improvement Loan Scheme (CBSILS) was set up with a commitment of \$700 million. Building owners may borrow from the CBSILS on a voluntary basis. Given the revolving nature of the CBSILS which means that building owners borrowing from the Government are obliged to repay and that there is still adequate balance in the loan fund, there would be no need to seek additional funding for the loan scheme at this stage.

- (b) In 2005, we will instigate more prosecutions on a territory-wide basis against building owners who do not comply with removal orders. We do not keep information on the number of prosecution cases by geographical location.

Apart from responding to reports on UBWs from the public, BD conducts “blitz” operations to identify and clear external unauthorised works on 1,000 buildings each year. We have outsourced to private consulting firms the tasks of inspection, preparation of inspection reports, and preparation of compliance reports. The average cost for the outsourced firm to handle one building was about \$18,000.

- (c) In 2005, we will select 1,000 buildings for blitz operations and about 700 single-staircase buildings for removal of illegal rooftop structures throughout the territory. We do not keep information on the number of buildings targeted for these operations by geographical location.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)026**

Question Serial No.

1106

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

By commencing the operation of the Buildings (Amendment) Ordinance 2004, provision of emergency vehicular access in new buildings is mandatory. Does this provision include exempted small houses in the New Territories? If so, is the scope of work of the Buildings Department overlapped in the area of resources with those of the Fire Services Department or the Lands Department?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The requirements on the provision of emergency vehicular access (EVA) are set out in regulation 41D of the Building (Planning) Regulations enacted under the Buildings (Amendment) Ordinance 2004. In respect of small houses in the New Territories issued with a certificate of exemption by the Director of Lands under the Buildings Ordinance (Application to the New Territories) Ordinance, the requirements on the provision of EVA are not applicable. Therefore, overlapping of work or resources among the Buildings Department, Fire Services Department and Lands Department does not arise.

Signature

Name in block letters

Post Title

Date

Marco WU

Director of Buildings

6 April 2005

[TOP](#)

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

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

1162

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

For the target of "24-hour emergency services", what were the reasons that the Buildings Department (BD) could not entirely deal with the emergency matters within three hours over the past two years? Was shortage of manpower one of the reasons?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

We maintain a 24-hour service to deal with emergency reports concerning buildings, building works, signboards and slopes. We have pledged to attend to all emergency reports within three hours of receipt of a call. In 2003 and 2004, there were some cases where our officers could not arrive on site within the target time. These were mainly attributed to the following reasons:

- (a) usually a large number of emergency calls were received concurrently during typhoons and adverse weather within a short period of time, thus causing delays in responding;
- (b) some cases occurred in remote areas and it took a longer time for our officers to locate and arrive on site; and
- (c) difficulties sometimes arose in making arrangement with the owner of the premises concerned for conducting the required inspection.

The delays were not due to inadequacy of manpower resources.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)028**

Question Serial No.

1242

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

As regards the target of "Existing buildings", the Buildings Department was not entirely able to advise on restaurant licence applications within 14 days over the past two years. What were the reasons? Was any shortage of manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The planned performance target set by BD for 2003 and 2004 was 95%. The achievement rates delivered by BD were 94% and 95% respectively. While we will endeavour to achieve a 100% target, we have set our planned performance target for 2005 at 95%.

According to past experience, longer processing time is required for cases where the premises were not available for inspection by BD staff. Cases of a more complicated nature requiring re-inspection or further research of building records also require a longer processing time. Manpower resource is thus not an issue.

Signature

Name in block letters

Post Title

Date

Marco WU

Director of Buildings

4 April 2005

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

As regards the target under "Existing buildings", the Buildings Department (BD) was not entirely able to make existing building records available for public viewing within 10 days over the past two years. What were the reasons? Was it affected by shortage of manpower?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The Buildings Department pledged to make building records available for viewing within ten working days. In both 2003 and 2004, we set the performance target at 93%. Out of the 30,902 applications in 2003 and 43,976 applications in 2004, we met the ten-day pledge in 95% and 94% of the cases respectively, representing a performance higher than the set target.

Regarding cases where the ten-day pledge could not be met, the main reasons were:

- (a) the required paper-based building records being kept for viewing by another applicant or government user and therefore were not available in time for the applicant concerned; and
- (b) the manual handling of paper-based records occasionally caused misplacement of records, thus resulting in delays in retrieval.

To improve our viewing and copying service, we are developing a computerized Building Records Management System for storage and retrieval of building records in an electronic format. This system can provide instant retrieval and allow concurrent access to the same building record by more than one user. The system will be completed in early 2006.

Signature

Name in block letters

Post Title

Date

Marco WU

Director of Buildings

4 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In 2005-06, the Buildings Department will “sustain action to improve building safety, targeting 1 000 buildings for carrying out blitz clearance of unauthorised building works on the external walls and 700 single-staircase buildings for clearance of illegal rooftop structures”. Can the Administration advise on the details of this area of work as well as its expenditure and manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

In 2005-06, we will select 1,000 buildings for clearance of external unauthorised building works (UBW) under blitz operations. We will outsource some of our work to private consultant firms, and the outsourcing cost is estimated to be \$15 million. A major bulk of the work will continue to be discharged by the Department involving a total of 386 professional and technical officers. As the carrying out of blitz operations forms only part of the duties of these BD staff, it is not possible to provide a breakdown of the estimated expenditure in staff costs allocated to this area of work.

As regards the clearance of illegal rooftop structures on 700 single staircase buildings in 2005, 83 professional and technical officers in the department are involved. The staff cost involved is \$23.4 million.

Signature

Name in block letters

Post Title

Date

Marco WU

Director of Buildings

6 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In 2005-06, the Buildings Department will continue to assist the Home Affairs Department in the clearance of environmental hygiene blackspots. Please provide details regarding the works, the expenditure and the manpower requirements.

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

In 2005-06, we will continue to collaborate with relevant departments including Home Affairs Department to tackle the environmental hygiene problems in 87 hygiene blackspots under Phase III of the Blackspots Clearance Operation. We will issue orders to remove unauthorised building works and repair defective drain pipes.

In 2005-06, we have sought additional resources of about \$15.2 million to employ contract staff to assist the existing staff of BD and staff from the Housing Authority (HA) in the timely completion of the above tasks. As the existing staff in BD and the staff from the HA are also responsible for other enforcement tasks in addition to the clearance of environmental hygiene blackspots, it is not possible to provide a breakdown of the departmental staff resources deployed for the clearance operation in these blackspots.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Buildings Department (BD) has mentioned that it would “provide assistance to building owners in maintaining their buildings under the Comprehensive Building Safety Improvement Loan Scheme” in 2005-06. Can the Administration elaborate on the details of duties responsible by BD under the said scheme, its expenditure and manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The Comprehensive Building Safety Improvement Loan Scheme (BSLS) provides loans to owners of private buildings who are in need of financial assistance to improve the safety of their buildings and slopes voluntarily, or in response to statutory orders. In administering the loan scheme, we evaluate the eligibility of applicants, check the eligibility of works under application and determine the amount of loans to be granted to the applicants. In 2005-06, we estimate that we will approve 2,500 applications with new loans amounting to \$70 million. To handle these tasks, we have a dedicated Building Safety Loan Scheme Unit in our department comprising one Senior Executive Officer, two Executive Officer I, one Accounting Officer I, one Accounting Officer II, one Administrative Assistant and 13 clerical cum secretarial staff. The annual staff cost is \$5.6 million.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

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

**Reply Serial No.**

**HPLB(PL)033**

Question Serial No.

1247

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Buildings Department (BD) has mentioned that it would “upgrade the fire safety standards of old composite buildings in collaboration with the Fire Services Department” in 2005-06. Could the department elaborate on the details of this item of work, its expenditure and manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Since 2002, the Department has been allocated \$15.35 million per annum to employ 47 additional professional and technical staff to inspect and improve the fire safety of old composite and residential buildings in stages. The Fire Safety (Buildings) Ordinance was enacted in July 2002. Pending the operation of the Ordinance, BD and the Fire Services Department have been urging and supporting building owners to voluntarily carry out fire safety improvement works for their premises. In 2003 and 2004, 1807 composite buildings were inspected. The target is to deal with 900 composite buildings on an advisory basis in 2005.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

Examination of Estimates of Expenditure 2005-06

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

**Reply Serial No.**

**HPLB(PL)034**

**Question Serial No.**

1248

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Buildings Department (BD) has mentioned that it would “develop a performance-based regulatory system to facilitate modern and innovative building design” in 2005-06. Can the Administration elaborate on the details of this item of work, its expenditure and manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The development of a performance-based regulatory system aims to transform those prescriptive standards set out in the existing regulations under the Buildings Ordinance to performance requirements. To this end, we have commissioned consultants to carry out studies on various aspects of planning, design and construction requirements of buildings with a view to modernizing the regulations and transforming them to performance requirements where feasible. The consultancy studies cover the review of the existing prescriptive standards, performance-based approach as adopted in other countries and the drawing up of recommendations on amendments to existing regulations. The subjects of these studies include lighting and ventilation, fire safety, sanitary and drainage system and structural use of steel. The expenditure of these consultancy studies are as follows -

	Consultancy study	Approved Commitment \$'000	Accumulated expenditure to 31.3.2004 \$'000	Estimated expenditure for 2004-05 \$'000	Estimated expenditure for 2005-06 \$'000	Balance \$'000
1	To review the Code of Practice for fire safety in buildings and renovation works	9,900	3,946	3,084	1,425	1,445

	Consultancy study	Approved Commitment \$'000	Accumulated expenditure to 31.3.2004 \$'000	Estimated expenditure for 2004-05 \$'000	Estimated expenditure for 2005-06 \$'000	Balance \$'000
2	To review Building Regulations on lighting and ventilation of buildings	6,000	4,496	1,197	307	-
3	To review Building Regulations on drainage of buildings	4,000	1,485	837	179	1,499
4	To draft a Limit-State Code for Structural Use of Steel	3,200	1,280	1,440	480	-

The process of the development of performance-based systems for the above subjects involves a number of our existing staff who are internally deployed to help develop the new systems, in addition to their other duties.

It is estimated that all the consultancy studies will be completed by mid-2006. We will consult the industry and introduce the relevant legislative amendments to the LegCo in phases from 2006 onwards.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In 2005-06, the Buildings Department will “introduce proposed amendments to the Buildings Ordinance to provide for the statutory control of minor works in existing buildings including, inter alia, alteration and addition, removal of unauthorized building works, and erection and removal of signboards”. Can the Government advise this Council the details of this area of work as well as its expenditure and manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

A proposed minor works control system was previously included in the Buildings (Amendment) Bill 2003 introduced into LegCo in April 2003. During the deliberation of the Bills Committee, some members of the Committee, some minor works operators and the contractors' associations raised various views and concerns on the proposal. In order to allow for a more thorough consultation with the industry with a view to working out a widely acceptable proposal and a smooth interface with the Construction Workers Registration Ordinance (which was not yet passed at that time), the minor works proposal was withdrawn from the Bill with the agreement of the Bills Committee.

Since then we have revised the proposal and are now conducting further consultation with the building industry, in particular the minor works sector on the revised proposal. Two open fora to collect views from the public were also held in October 2004. Preparation work on the legislative amendments is proceeding in parallel. We intend to take forward the revised minor works control proposal by introducing a Buildings (Amendment) Bill into LegCo in the 2005-06 session.

The existing Legislation Unit of the Legal Section in the Buildings Department handles all legislative reviews and proposals under the Buildings Ordinance and relevant regulations. The legislative amendment exercise on the minor works control system is one of the tasks handled by this Unit. This Unit is staffed by four Building Surveyors and a Senior Building Surveyor with an annual cost of HK\$2.77M.

Signature	_____
Name in block letters	Marco WU
Post Title	Director of Buildings
Date	4 April 2005

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Buildings Department (BD) has mentioned that it would “assist the Food and Environmental Hygiene Department in the implementation of the Team Clean’s measures for food business premises” in 2005-06. Can the Administration elaborate on the details of this item of work, its expenditure and manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

To tackle the problem of unauthorised building works (UBWs) in food business premises, Team Clean has recommended that the Food and Environmental Hygiene Department (FEHD) should refuse the issue or transfer of licences if there are UBWs attached to or extending from the food business premises under application. In this connection, food business operators are required by FEHD to appoint building professionals to certify that their premises are cleared of UBWs. To assist in its implementation, we have drawn up guidelines for building professionals to follow and will carry out audit checks on their certification.

We will initially deploy one Building Surveyor and one Survey Officer for the work using in-house resources. We will monitor the situation and review whether any additional resources are required after a period of implementation of the scheme.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
4 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Buildings Department (BD) has mentioned that it would “collaborate with the Hong Kong Housing Society and the Urban Renewal Authority in speeding up the rehabilitation of old buildings” in 2005-06. Can the Administration elaborate on the details of this item of work, its expenditure and manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

We have joined hands with the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to work for the rehabilitation of old buildings.

The HKHS had launched in February 2005 a “Building Management and Maintenance Scheme” (BMMS) to provide financial and technical assistance to owners to improve the management and maintenance of their old properties. The scheme covers four areas of work, namely, education and publicity; guidance and advice; incentive and assistance, as well as an interest-free loan. Under the scheme, the HKHS helps owners of old private residential buildings to form Owner Corporations (OC), provides subsidies to owners to repair and maintain buildings aged 20 years or above; and offers interest-free loans to owners of old buildings to carry out repair and maintenance works in relation to the safety and hygiene of their flats. The HKHS has earmarked \$3 billion to implement the BMMS for a period of ten years.

The URA operates two schemes, namely the “Building Rehabilitation Extended Trial Scheme” and “Building Rehabilitation Loan Scheme” to promote preventive maintenance of domestic or composite buildings within areas targeted for urban renewal actions. Under these schemes, the URA provides technical and financial support to owners on matters like appointment of Authorized Persons and Contractors, subsidizing part of the construction cost in improving the condition of common parts of the buildings and granting interest-free loans to owners to finance the renovation works to improve the conditions of the buildings. The URA has earmarked \$210 million to implement its rehabilitation schemes for a period of five years.

Whilst the Government, HKHS and URA cooperate with one another to help improve the conditions of existing buildings, there is a clear demarcation of work between the Government and the other two organizations. While we will primarily focus on carrying out inspections of buildings and law enforcement under the Buildings Ordinance (BO), the HKHS and URA will provide technical support to owners on matters such as formation of OC, appointment of Authorized Persons and Contractors, co-ordination of loan applications and monitoring of the progress of repair and removal works.

We have a staff strength of 386 officers to deal with the problems in existing buildings, including collaborated actions with the HKHS and the URA. These staff are also responsible for other enforcement actions under the BO. We do not have a breakdown of the estimated expenditure dedicated to this task.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)038**

**Question Serial No.**

1252

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

As regards this Sub-head (item 012), the item of "Consultancy to review Code of Practice for Fire Safety in buildings and renovation works" still has not commenced yet. What were the reasons?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The consultancy study to review the codes of practice for fire safety in buildings and renovation works is now in progress and is planned to be completed in mid 2006. This is a complex technical study involving the revision of four codes of practice relating to fire safety requirements and the compilation of a new code of practice on building safety designs based on fire engineering methods. After the completion of the consultancy study, we will consult the industry on the new and revised codes of practice and promulgate them thereafter.

Signature

Name in block letters

Post Title

Date

Marco WU

Director of Buildings

4 April 2005

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In 2005-06, the Buildings Department will carry out blitz operations to clear the unauthorised building works (UBW) on the external walls of 1 000 target buildings, and select 700 single-staircase buildings as target buildings for clearance of illegal rooftop structures. What is the estimated amount of provision for the carrying out of these removal operations? And what are the details of expenditure?

Asked by : Hon. HO Chung-tai, Raymond

Reply :

In 2005-06, we will select 1,000 buildings for clearance of external unauthorised building works (UBW) under blitz operations. We will outsource some of our work to private consultant firms, and the outsourcing cost is estimated to be \$15 million. A major bulk of the work will continue to be discharged by the Department involving a total of 386 professional and technical officers. As the carrying out of blitz operations forms only part of the duties of these BD staff, it is not possible to provide a breakdown of the estimated expenditure in staff costs allocated to this area of work.

As regards the clearance of illegal rooftop structures on 700 single staircase buildings in 2005, 83 professional and technical officers in the department are involved. The staff cost involved is \$23.4 million.

Signature

Name in block letters

Post Title

Date

Marco WU

Director of Buildings

6 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In the Budget, a total of \$830 million will be earmarked to the Buildings Department over a period of five years starting from 2006-07, for the purpose of removing over 180 000 unauthorised structures. In this regard, how would the Administration plan to utilize the provisions? And how would the Administration coordinate and tie in the work between the above project and the \$3 billion Building Management and Maintenance Scheme announced earlier by the Government and provided by the Hong Kong Housing Society in order to avoid overlapping of resources?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

We will make use of the \$830 million for :-

- (i) improving safety, maintenance and outlook of 5,000 buildings in five years;
- (ii) removing illegal rooftop structures from 1,310 single-staircase buildings in two years;
- (iii) clearing unauthorised building works (UBW) in 810 buildings in 3 years to facilitate owners and Owners Corporation (OC) to obtain third party risks insurance coverage;
- (iv) removing over 180,000 UBW in 5 years;
- (v) instigating 15,000 prosecutions and respond to 3,000 appeals in five years;
- (vi) conducting surveillance patrols and attending to 15,000 reports in five years to stop new UBW;
- (vii) issuing and registering 50,000 warning notices against UBW in five years as well as responding to 2,500 appeals against the warning notices; and
- (viii) registering statutory orders with Land Registry.

The objective of the \$3 billion “Building Management and Maintenance Scheme” (BMMS) implemented by the Hong Kong Housing Society (HKHS) is to provide financial and technical assistance to owners to improve the management and maintenance of their old properties. The BMMS covers four areas of work, namely, education and publicity; guidance and advice; incentive and assistance, as well as an interest-free loan.

The work of the Government and the HKHS are mutually supporting. Where the Government and HKHS collaborate in improving the conditions of targeted buildings, there will be a clear division of work between the two parties. While we will focus on carrying out inspection of buildings and law enforcement under the Buildings Ordinance (BO), the HKHS will provide technical support to owners on matters such as the formation of Owners Corporations, appointment of Authorized Persons and Contractors, co-ordination of loan applications and monitoring of the progress of repair and removal works.

The Government will continue to focus on law enforcement, to be complemented by HKHS’s provision of advice and facilitation to owners, so as to avoid any overlap in work and resources.

Signature

Name in block letters

Post Title

Date

---

Marco WU

---

Director of Buildings

---

6 April 2005

---

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)041**

**Question Serial No.**

1076

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

As stated in the Buildings Department's new service indicator, the number of warning notices issued against unauthorised building works in existing buildings is estimated to be 10 000 in 2005. This falls short tremendously from the Government's target of removing 180 000 unauthorised structures over a period of five years starting from 2006-07. Could the Government elaborate in detail the overall plan in this area?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

Issuing warning notices is but one of the measures we will take to tackle unauthorised building works (UBW). Warning notices serve to encourage owners to remove UBW voluntarily, failing which the notices will be registered in the Land Registry until the removal of the UBW concerned.

The main thrust of our effort to remove 180,000 UBW within 5 years starting from 2006-07 will be through issuing of removal orders and prosecuting owners who fail to comply with the orders. In 2005, we plan to issue 25,000 removal orders, remove 40,000 UBW and initiate 3,000 prosecutions against owners in default.

Signature

Name in block letters

Post Title

Date

Marco WU

Director of Buildings

6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)042**

Question Serial No.

1077

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

With regard to the Buildings Department's service target of "processing building plans of new buildings", would the Administration consider further upgrading the service standard in order to go with the aim of "improving our business environment" stated in the Budget? And what are the resources needed by advancing the time required for processing the building plans by every single week?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

In the last couple of years, we have introduced a number of measures to facilitate the business sector by way of streamlining the building approval process. These measures include introducing a curtailed checking system focusing on the fundamental issues, waiving the need to obtain prior approval and consent for minor amendments during the construction stage, and providing a pre-submission enquiry service. As an on-going exercise, we are in discussion with the industry on ways to further improve our service.

The process of checking plans involves consulting other relevant government departments and co-ordinating their requirements before we can decide whether the plans can be approved. The statutory time limit for the processing of new building proposals is 60 days, and for amendments or re-submissions, 30 days.

Apart from checking buildings plans for compliance with the Buildings Ordinance, we also undertake a coordinating role in the centralized processing system. Therefore, any proposal to advance the approval time would affect not only BD but other relevant government departments as well. As we have not carried out the necessary assessment on the feasibility and resource implications of further advancing the approval process with all relevant government departments, we are unable to provide an estimate on the additional resources required.

Signature

Name in block letters

Post Title

Date

Marco WU

Director of Buildings

4 April 2005

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Regarding

- (a) buildings targeted for clearance of unauthorised building works
- (b) single-staircase buildings improved under rooftop structure clearance operations
- (c) composite buildings inspected for improvement of fire safety measures

of existing buildings, the planned targets in 2005 is lower than the actual performance in 2003 and 2004. Can the Administration state the reason why? Will the Administration consider upgrading the relevant targets to meet with the actual working ability?

Asked by : Hon. LAU Wong-fat

Reply :

The Department's targets for 2003-2005, together with the actual and planned performance for the three items in question are shown in the following table :

No.	Work Item	Target	2003 (Actual)	2004 (Actual)	2005 (Plan)
(1)	Buildings targeted for clearance of unauthorised building works	1,000/year	1,007	1,027	1,000
(2)	Single-staircase buildings improved under rooftop structure clearance operations	700/year	713	714	700
(3)	Composite buildings inspected for improvement of fire safety measures	900/year	800	1,007	900

The targets set for 2003 to 2005 were the same. We have slightly exceeded the set targets for items (1) and (2) in 2003 and 2004. However, regarding item (3), in addition to the inspection and the issue of letters advising owners to undertake improvement of fire safety measures in composite buildings, we have to advise building owners of the improvement works required and how to carry out those improvement works. The additional work has necessitated the deployment of more staff resources. As a result, the actual performance in 2003 fell slightly short of the target, whereas in 2004 the target was exceeded.

The planned performance for 2005 has been assessed having regard to past performance and other work priorities. In view of the need to follow through the removal orders and the advices on fire safety improvement which have not been complied with, we consider the targets set for the above work items in 2005 are realistic and achievable.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The estimated performance indicator in 2005 of dilapidated buildings turns out to be lower than the actual workload generated in 2003-04. Can the Administration state the reason why? Will the Administration consider upgrading the relevant indicators so as to encourage full play to the efficiency that it should have?

Asked by : Hon. LAU Wong-fat

Reply :

Following the outbreak of SARS in 2003, we arranged for the inspection of the external drain pipes for all private buildings, and issued a large number of repair orders on defective external drainage pipes detected. As a result, there was a sharp increase in the number of repair orders issued in 2003 and dilapidated buildings subsequently repaired in 2004. Performance targets are set at achievable level having regard to past experience, resources required and the work programme of the Department. We expect that the number of repair orders to be issued and dilapidated buildings to be repaired in 2005 will return to a level similar to earlier years.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

Examination of Estimates of Expenditure 2005-06

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

**Reply Serial No.**

**HPLB(PL)045**

**Question Serial No.**

**1190**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Regarding the enforcement of related fire safety improvement directions of specified commercial buildings and composite buildings, the estimated indicator in 2005 turns out to be lower than the actual workload generated in 2003-04. Can the Administration state the reasons? Will the Administration consider upgrading the estimated indicator so as to achieve higher efficiency?

Asked by : Hon. LAU Wong-fat

Reply :

Since the discharge of fire safety improvement directions are in respect of specified commercial buildings and discharge of fire safety directions are in respect of prescribed commercial premises, "composite buildings" mentioned in the question is taken to refer to "prescribed commercial premises".

The following indicators relate to the enforcement of fire safety directions and fire safety improvement directions :

Work Item	2003 (Actual)	2004 (Actual)	2005 (Estimate)
Fire safety directions discharged in respect of prescribed commercial premises	288	113	100
Fire safety improvement directions discharged in respect of specified commercial buildings	1 351	1 598	1 500

The implementation of the Fire Safety (Commercial Premises) Ordinance in respect of Prescribed Commercial Premises, and the Fire Safety (Commercial Premises) (Amendment) Ordinance in respect of Specified Commercial Buildings involves the retro-fitting of fire safety provisions in these existing buildings and premises. The retro-fitting works required in the directions mentioned above include improving the fire escape, exit doors and fire fighting equipment. There are spatial and structural constraints for the required retro-fitting works in some of the existing old buildings. A lot of time and efforts are involved in explaining to the owners in the multi-storey buildings concerned the required improvement works and in arranging for meetings with owners to persuade them to carry out the works.

In 2003 and 2004, improvement works have already been completed in many of the buildings which presented less physical constraints for the works, and in buildings where building owners were able to organise themselves in proceeding with the works. In 2005, we would need to spend more effort and time to deal with those buildings which present more spatial and structural constraints for the required retro-fitting works and to help owners concerned who have difficulties in organizing themselves to carry out the works. In view of the implementation difficulties mentioned above, it is not practicable to upgrade the two estimated indicators in question in 2005.

Signature	_____
Name in block letters	Marco WU
Post Title	Director of Buildings
Date	6 April 2005

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

A performance-based regulatory system will be developed in 2005-06 to facilitate modern and innovative building design. Could the detailed particulars of this plan be provided, including whether overseas experience will be studied and professional advice be collected? If so, what will the total expenditure and manpower involved and the schedule for its completion be? Please also elaborate as to how to evaluate the effectiveness of this system in facilitating modern and innovative building design.

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

Reply :

The development of a performance-based regulatory system aims to transform those prescriptive standards set out in the existing regulations under the Buildings Ordinance to performance requirements. To this end, we have commissioned consultants to carry out studies on various aspects of planning, design and construction requirements of buildings with a view to modernizing the regulations and transforming them to performance requirements where feasible. The consultancy studies cover the review of the existing prescriptive standards, performance-based approach as adopted in other countries and the drawing up of recommendations on amendments to existing regulations. The subjects of these studies include lighting and ventilation, fire safety, sanitary and drainage system and structural use of steel. The expenditure of these consultancy studies are as follows -

	Consultancy study	Approved Commitment \$'000	Accumulated expenditure to 31.3.2004 \$'000	Estimated expenditure for 2004-05 \$'000	Estimated expenditure for 2005-06 \$'000	Balance \$'000
1	To review the Code of Practice for fire safety in buildings and renovation works	9,900	3,946	3,084	1,425	1,445

	Consultancy study	Approved Commitment \$'000	Accumulated expenditure to 31.3.2004 \$'000	Estimated expenditure for 2004-05 \$'000	Estimated expenditure for 2005-06 \$'000	Balance \$'000
2	To review Building Regulations on lighting and ventilation of buildings	6,000	4,496	1,197	307	-
3	To review Building Regulations on drainage of buildings	4,000	1,485	837	179	1,499
4	To draft a Limit-State Code for Structural Use of Steel	3,200	1,280	1,440	480	-

The process of the development of performance-based systems for the above subjects involves a number of our existing staff who are internally deployed to help develop the new systems, in addition to their other duties.

It is estimated that all the consultancy studies will be completed by mid-2006. We will consult the industry and introduce the relevant legislative amendments to the LegCo in phases from 2006 onwards.

The performance-based regulatory system will provide greater flexibility for building designers to propose alternative and innovative designs to comply with the minimum safety and health requirements in lieu of the present set of prescriptive standards. we will consult the building professionals and industry throughout the development process, and keep the implementation under review to ensure that it is effective in facilitating modern and innovative building design.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06

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

**Reply Serial No.**

**HPLB(PL)047**

Question Serial No.

1574

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Regarding the Comprehensive Building Safety Improvement Loan Scheme, what were the numbers of applications received, granted and rejected respectively each year during the last three years? What were the categories of work items and the amount of loans involved?

Asked by : Hon. LI Fung-ying

Reply:

The information requested on the Comprehensive Building Safety Improvement Loan Scheme is provided in the Appendix.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
Marco WU

\_\_\_\_\_  
Director of Buildings

\_\_\_\_\_  
6 April 2005

AppendixComprehensive Building Safety Improvement Loan Scheme(1) Number of loan applications **received** and the loan amount requested from 2002 to 2004

Type of Works	2002		2003		2004	
	Number of Loan Applications Received	Loan Amount Requested (\$ m)	Number of Loan Applications Received	Loan Amount Requested (\$ m)	Number of Loan Applications Received	Loan Amount Requested (\$ m)
(I) Building repair & other improvement works	2,862	85.68	2,436	91.47	2,547	72.31
(II) Clearance of unauthorised building works (UBW)	546	22.89	375	14.60	249	10.27
<b>Total</b>	<b>3,408</b>	<b>108.57</b>	<b>2,811</b>	<b>106.07</b>	<b>2,796</b>	<b>82.58</b>

(2) Number of loan applications **approved** and the loan amount granted from 2002 to 2004

Type of Works	2002		2003		2004	
	Number of Loan Applications Approved	Loan Amount Granted (\$ m)	Number of Loan Applications Approved	Loan Amount Granted (\$ m)	Number of Loan Applications Approved	Loan Amount Granted (\$ m)
(I) Building repair & other improvement works	2,374	67.63	2,274	67.97	2,210	61.30
(II) Clearance of UBW	456	16.26	314	9.79	229	7.62
<b>Total</b>	<b>2,830</b>	<b>83.89</b>	<b>2,588</b>	<b>77.76</b>	<b>2,439</b>	<b>68.92</b>

(3) Number of loan applications **rejected** and the loan amount involved from 2002 to 2004

Type of Works	2002		2003		2004	
	Number of Loan Applications Rejected	Loan Amount Involved (\$ m)	Number of Loan Applications Rejected	Loan Amount Involved (\$ m)	Number of Loan Applications Rejected	Loan Amount Involved (\$ m)
(I) Building repair & other improvement works	85	3.03	87	3.93	53	3.02
(II) Clearance of UBW	31	2.46	0	0	5	0.45
<b>Total</b>	<b>116 (462)*</b>	<b>5.49</b>	<b>87 (136)*</b>	<b>3.93</b>	<b>58 (299)*</b>	<b>3.47</b>

\* Figure in ( ) indicates no. of applications that had been withdrawn by applicants.

Examination of Estimates of Expenditure 2005-06

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

**Reply Serial No.**

**HPLB(PL)048**

Question Serial No.

1575

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Under the item Matters Requiring Special Attention, a proposed integrated site supervision system for building works and street works will be introduced to replace the existing site supervision system. How many "site supervisors" are involved and what will the specific arrangement be?

Asked by : Hon. LI Fung-ying

Reply :

There are three existing types of supervision requirements under the Buildings Ordinance, viz:

- a) Site Safety Supervision – supervision to ensure that site works are carried out in a safe manner through specified site safety management arrangements. This is required for all kinds of building works;
- b) Quality Supervision – supervision to ensure that the quality of foundation works, soil nailing works for slope strengthening, and ground investigation field works are up to standard; and
- c) Qualified Supervision for Geotechnical Works – supervision to ensure that geotechnical design requirements are closely followed when geotechnical works are being carried out.

Each of the above types of supervision requirements entails a different system of supervision in terms of the frequency of inspections and the competence and number of supervisors required under the system. At present, depending on the particular type of building works to be carried out, one, two or all three types of supervision requirements may be applicable for the same site, and separate sets of supervision proposals have to be prepared and submitted to the Building Authority before consent to commence the building works is given. The proposed integrated site supervision system consolidates the above three types of supervision requirements under one

system and rationalizes the duties, grades and inspection frequencies of the site supervisors. The objective is mainly to simplify the procedures, and avoid duplication of the administrative efforts involved.

There are approximately 6 000 site supervisors working in the construction industry. These site supervisors working under the three existing systems will be eligible to carry out the respective supervision duties under the new system.

Signature	_____
Name in block letters	<u>Marco WU</u>
Post Title	<u>Director of Buildings</u>
Date	<u>6 April 2005</u>

[TOP](#)

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

What new measures will the Department adopt to further improve the efficiency and cost-effectiveness of its enforcement actions against illegal building works, hygiene blackspots and defective drainage in private buildings, and in particular, to reduce the number of outstanding orders?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

We will continue to adopt measures to improve the efficiency and cost-effectiveness of our enforcement actions against illegal building works, hygiene blackspots and defective drainage in private buildings. These measures include :

- (a) deploying additional resources to speed up enforcement actions;
- (b) enhancing the monitoring of the progress of enforcement action through the use of BD's computer systems; and
- (c) revamping outsourced contract conditions to ensure that contractors helping with UBW enforcement would provide better quality services.

To reduce the number of outstanding removal orders involving unauthorised building works (UBW), we have deployed additional resources and set performance targets to speed up the clearance of long outstanding removal orders. We have also stepped up prosecution action against those owners who are in default of such orders. We instigated over 1,600 prosecutions in 2004 and have set a target to instigate 3,000 prosecutions in 2005 to enforce outstanding orders.

To safeguard public safety, where the owners' corporation or building owners of a building have difficulties in organising themselves to carry out building repairs, e.g. drainage works in hygiene blackspots, we have adopted the proactive "repair first and recover costs later" approach by mobilising the government contractors to carry out the necessary repairs.

With the coming into operation of the Buildings (Amendment) Ordinance 2004 in late December last year, we will issue and register with the Land Registry warning notices against unauthorized building works which do not warrant priority enforcement action so as to encourage building owners to remove them voluntarily. The increased penalty for various offences will also help deter owners from not complying with repair and removal orders issued by the department.

We have also stepped up publicity to impress upon building owners their responsibility in properly maintaining their own buildings.

Signature

Name in block letters

Post Title

Date

---

Marco WU

---

Director of Buildings

---

4 April 2005

---

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)050**

Question Serial No

1111

Head : 33 Civil Engineering and Development Department      Subhead :

Programme : (3) Provision of Land and Infrastructure

Controlling Officer : Director of Civil Engineering and Development

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

“Matters Requiring Special Attention in 2005-06” include “continue to provide technical input to the planning framework and engineering review of Wan Chai Development Phase II and Kai Tak Development with a view to further minimising the extent of reclamation works”. What are the details?

Asked by : Hon. LAU Chin-shek

Reply :

In the light of the Judgment of the Court of Final Appeal on harbour reclamation, Wan Chai Development Phase II and Kai Tak Development are being reviewed. Both reviews are being carried out under the auspices of the Harbour-front Enhancement Committee (HEC).

In conjunction with other concerned departments, we are providing engineering and technical advice to the HEC including the related public consultations currently being undertaken.

In tendering our advice and technical assessment, we will have full regard to the Protection of the Harbour Ordinance (PHO) and the Court of Final Appeal (CFA) judgement and ensure that reclamation proposal, if any, can comply fully with the PHO provisions and the “overriding public need test” stipulated by the CFA.

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
T K TSAO  
\_\_\_\_\_  
Director of Civil Engineering and  
Development  
\_\_\_\_\_  
4 April 2005  
\_\_\_\_\_

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)051**

Question Serial No.

0056

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

Programme : (2) Mechanical engineering installations safety

Controlling Officer : Director of Electrical and Mechanical Services

Director of Bureau : Secretary for Housing, Planning and Lands

Question : EMSD will promote safety on mechanical engineering installations in 2005-06, so will the department increase the number of inspections of lifts and escalators? Moreover, will EMSD consider requiring the lift mechanics to be registered so as to enhance the safety of lifts? If a registration system is to be introduced, what will be the resources required?

Asked by : Hon. KWONG Chi-kin

Reply :

It is our target to carry out 5000 inspections in 2005 and we will conduct more inspections whenever appropriate.

In 2004 more than 95% of the lift and escalator incidents were relatively minor ones relating to passengers' behaviour such as kids' fingers/hands pinched in the gap between lift doors and the door frame and passengers falling on escalators. In response to this, apart from inspections, EMSD will strengthen its public education and publicity through regularly distributing leaflets, posters and other material to the public, organizing safety talks, safety carnival and outreaching programme for kindergartens and schools to promote the safe use of lifts and escalators, so as to prevent incidents caused by passengers' behaviour.

We have reviewed the need for introducing a scheme for the registration of lift and escalator workers. Under the present system and legislation, lifts and escalators are required to be maintained and tested by registered lift/escalator contractors and engineers to ensure safety. In addition, registered lift/escalator contractors should employ competent lift/escalator workers to perform lift/escalator work independently or supervise others to perform the work. These competent workers should possess apprentice certificates or higher qualification or have four years working experience/training with a registered lift/escalator contractor. The current regulatory regime pertaining to lifts and escalators safety is considered effective as reflected by the annual incident rate due to equipment failure (no. of incidents/no. of lifts and escalators) being kept below 0.04% for the past 3 years. Hence we consider that there is no need to set up a registration scheme for lift/escalator workers at this stage.

However, we will continue to monitor the situation and maintain our dialogue with the trade on this issue as appropriate.

Signature \_\_\_\_\_

Name in block letters Roger S. H. LAI

Post Title Director of Electrical and  
Mechanical Services

Date 2 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06

**Reply Serial No.**

**HPLB(PL)052**

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

Question Serial No.

0789

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

Programme : (2) Mechanical engineering installations safety

Controlling Officer : Director of Electrical and Mechanical Services

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Please give details on how EMSD will implement the recommendations of the study on practical measures to enhance the existing practice of the vehicle maintenance industry in 2005-06.

Asked by : Hon. LAU Kin-ye, Miriam

Reply :

The Administration is considering the introduction of a registration scheme for local vehicle maintenance trade, with a view to enhancing the service standard of the trade. A broad framework of the proposed registration scheme for vehicle maintenance mechanics was presented to the Legislative Council Panel on Transport in 2004. A consultation exercise was also conducted to collect views from the trade on the proposed scheme. The Administration will take into account views of the trade before finalising the implementation details. We aim to report back to the Legislative Council Panel on Transport by mid-2005.

Signature \_\_\_\_\_

Name in block letters Roger S. H. LAI

Post Title Director of Electrical and  
Mechanical Services

Date 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)053**

Question Serial No.

0798

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

Programme : (2) Mechanical engineering installations safety

Controlling Officer : Director of Electrical and Mechanical Services

Director of Bureau : Secretary for Housing, Planning and Lands

Question : The number of incidents related to registered escalators increased significantly. Why was the accident rate so high? Please state the reasons and any follow-up and improvement measures taken.

Asked by : Hon. LI Fung-ying

Reply :

The increase in the number of escalator incidents mainly occurred in railway stations (432 cases in 2003 and 588 cases in 2004).

Investigation results showed that most of these incidents were related to passengers' behaviour, such as passengers falling whilst travelling on escalators. To address the situation, we have strengthened public education and publicity through distributing leaflets, posters and other materials to the public regularly; and organizing safety talks, safety carnival and outreaching programme for kindergartens and schools to promote the safe use of lifts and escalators. In organizing promotional activities in the coming year, we will give particular attention to the identified target groups, such as the users of the Mass Transit Railway and Kowloon Canton Railway, visitors to Hong Kong and parents and children.

Signature \_\_\_\_\_

Name in block letters    Roger S. H. LAI

Post Title    Director of Electrical and  
Mechanical Services

Date    2 April 2005

[TOP](#)



Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO**  
**INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)055**

Question Serial No.

0606

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

Programme : (2) Mechanical engineering installations safety

Controlling Officer : Director of Electrical and Mechanical Services

Director of Bureau : Secretary for Housing, Planning and Lands

Question : The target working days for the registration of lift/escalator engineers are 45. This target was met in 2003 and 2004. Will the Administration consider enhancing efficiency and further reducing the number of target working days? If not, why?

Asked by : Hon. WONG Kwok-hing

Reply :

EMSD regularly reviews its performance pledges. We are developing a computer system to facilitate the processing of applications for registration as registered lift/escalator engineers, including submissions through the internet. This system will be completed by 2006. A review on the performance pledge of 45 days for processing such applications will be conducted after the successful implementation of the new computer system.

Signature \_\_\_\_\_

Name in block letters    Roger S. H. LAI

Post Title    Director of Electrical and  
Mechanical Services

Date    2 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)056**

Question Serial No.

1624

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : It is estimated that the number of flats to be built by way of private treaty grants in 2005 will be over 14 000, representing an increase of more than 5 times over the figure last year. What are the justifications for the Government to come up with this estimate?

Asked by: Hon. CHAN Kam-lam

Reply:

The estimated flat production is mainly based on sites expected to be successfully tendered by the Mass Transit Railway Corporation Limited (estimated at about 10 000 flats) and the Kowloon-Canton Railway Corporation (estimated at about 4 000 flats) during 2005.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 4 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)057**

Question Serial No.

1630

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : During 2005-06, Lands Department will continue to process land leases for public housing estates to facilitate Housing Authority's divestment of shopping centres and car parks. Please advise on when the department expects the work concerned can be finished.

Asked by: Hon. CHAN Kam-lam

Reply:

A total of 88 Housing Authority estates require the preparation of government leases and associated Deeds of Mutual Covenant. Work in this respect will proceed in eight phases with the final phase tentatively targeted for completion by the end of 2006.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 2 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)058**

**Question Serial No.**

1721

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Under land disposal, the estimated figure of land disposed by private treaty grants for the year 2005 is 209 hectares, representing a ten-fold increase when compared with 2004, and the number of flats to be built is 14 320 units, representing an increase of 5.6 times when compared with 2004. Please provide the justifications for the estimate and the major land uses.

Asked by: Hon. CHAN Kam-lam

Reply:

The large increase in land area to be granted by private treaty in 2005 is attributable to the potential divestment of the Housing Authority's commercial and car park assets under The Link Real Estate Investment Trust. The potential area of land involved for this exercise alone is about 191.5 hectares. The remaining 17.5 hectares cover potential sites to be granted in relation to the Kowloon-Canton Railway Corporation (about 5.8 hectares), the disposal of some Home Ownership Scheme flats for departmental quarters for the disciplined services (about 5.6 hectares) and other purposes such as schools, utilities, etc. (about 6.1 hectares).

The estimated flat production is mainly based on sites expected to be successfully tendered by the Mass Transit Railway Corporation Limited (estimated at about 10 000 flats) and the Kowloon-Canton Railway Corporation (estimated at about 4 000 flats) during 2005.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 4 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)059**

Question Serial No.

1722

Head: 91 Lands Department

Subhead(No. &  
title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Regarding lease variations, the estimated number of cases for 2005 is almost the same as the number of cases for 2004, but there is a significant increase of 4 374 in the estimated number of flats. Please explain.

Asked by: Hon. CHAN Kam-lam

Reply:

Whilst the number of cases for 2004 (actual) and 2005 (estimate) are quite similar at 123 and 120 respectively, some of the lease modification and land exchange cases under processing and expected to be completed in 2005 involve large-scale developments. An example would be the residential development at the West Rail's Nam Cheong Station, which already accounts for about 4 250 flats out of the total estimate of 12 000.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 4 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

Reply Serial No.

**HPLB(PL)060**

Question Serial No.

1723

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Regarding land acquisition, how many public works programme projects will be implemented this year? Please tabulate the project titles, the land acquisition situation, the amount of investment involved and the works schedules concerned.

Asked by: Hon. CHAN Kam-lam

Reply:

Some 64 new land acquisition and clearance projects in relation to the public works programme will be launched in 2005. Below is a table showing details of the 10 major land acquisition and clearance projects based on project resumption estimate :

<b>Major New Land Acquisition and Clearance Project</b>	<b>Estimated Resumption Expenditure for 2005-06 \$ Million</b>	<b>Estimated Project Cost \$ Million</b>	<b>Tentative Site Handover Date</b>
1. Drainage Improvement in Northern New Territories - Package B, Phase 1	13.27	)	)
2. Drainage Improvement in Northern New Territories - Package B - Phase 1 - Roadworks Ancillary to Drainage Improvement Works in Fu Tei Au and San Tin South	10.90	)	) Oct 2005
		)	)
		)	)
		)	)
3. Resumption of Land for Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai Drainage Improvement, Stage 1 Phase 2B – Kam Tin (Work Package D) Drainage Improvement Works to Cheung Po, Ma On Kong and Yuen Kong San Tsuen in Pat Heung, Yuen Long	11.88	90	Apr 2006
4. Construction of Access Road at Tsiu Keng, Sheung Shui	10.08	14.5	Dec 2005

<b>Major New Land Acquisition and Clearance Project</b>	<b>Estimated Resumption Expenditure for 2005-06 \$ Million</b>	<b>Estimated Project Cost \$ Million</b>	<b>Tentative Site Handover Date</b>
5. Remaining Engineering Infrastructure Works for Pak Shek Kok Development, Work Package 2, Phase 2B - Construction of Roads L3, L4(Part), L5(Part), L7 and Yau King Lane Extension at Pak Shek Kok	6.64	570	Apr 2006
6. Resumption of Land for Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai Drainage Improvement, Stage 1, Phase 2 - Kam Tin and Ngau Tam Mei (Works Package C) Drainage Improvement Works to Kam Tsin Wai and Cheung Chun San Tsuen	6.42	40	Apr 2006
7. Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai Drainage Improvement, Stage 1, Phase 2 – Kam Tin and Ngau Tam Mei (Works Package C) - Roadworks Ancillary to Drainage Improvement Works to Cheung Chun San Tsuen (Kam Tin) and Kam Tsin Wai (Pat Heung)	6.34	20	Apr 2006
8. Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai Drainage Improvement, Stage 1, Phase 2B - Kam Tin (Works Package D) - Roadworks Ancillary to the Proposed Drainage Improvement Works to Cheung Po, Ma On Kong and Yuen Kong San Tsuen	5.06	15	Apr 2006
9. Drainage Improvement in Northern New Territories - Package A, Stage 2 - Roadworks Ancillary to Drainage Improvement Works in Kau Lung Hang, Yuen Leng, Nam Wah Po and Tai Hang Areas	4.53	) ) ) ) ) 182 )	) ) ) ) ) Feb 2006
10. Drainage Improvement in Northern New Territories - Package A, Stage 2 - Drainage Improvement Works in Kau Lung Hang, Yuen Leng , Nam Wah Po and Tai Hang Areas.	4.24	) ) )	) ) )

There are 29 other land acquisition and clearance projects with estimated expenditure ranging from \$0.05 million to \$5.9 million and 25 clearance projects with estimated expenditure ranging from \$0.001 million to \$4.5 million.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 8 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)061**

Question Serial No.

1724

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Regarding property management, the Government will dispose of 15 properties in 2005. Please provide the property names.

Asked by: Hon. CHAN Kam-lam

Reply:

The 15 properties comprise 13 domestic flats, one shop unit and two carparking spaces as follows :

- (i) Provident Centre, No. 25 Wharf Road, North Point, Hong Kong
- (ii) Majestic Apartments, Nos. 303-309 King's Road, North Point, Hong Kong
- (iii) No. 104 Lai Chi Kok Road, Shamshuipo, Kowloon
- (iv) No. 140 Lai Chi Kok Road, Shamshuipo, Kowloon (2 units)
- (v) Nos. 144-148 Lai Chi Kok Road, Shamshuipo, Kowloon
- (vi) Chi Fai Court, Nos. 31-35 Tai Po Road, Shamshuipo, Kowloon
- (vii) No. 129 Tai Nan Street, Shamshuipo, Kowloon
- (viii) No. 59 Berwick Street, Shek Kip Mei, Kowloon
- (ix) Shung King House, No. 31 Sung Kit Street, Hung Hom, Kowloon
- (x) No. 11 Wan King Street, Hung Hom, Kowloon
- (xi) No. 9 Wan Lok Street, Hung Hom, Kowloon
- (xii) Yun Kai Building, Nos. 466-472 Nathan Road, Yaumatei, Kowloon
- (xiii) Nam Kiu Mansion, No. 85 Wan Hon Street, Kwun Tong, Kowloon
- (xiv) Two parking spaces at No. 8 Mount Kellett Road, Peak, Hong Kong

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)062**

**Question Serial No.**

**0813**

Head: 91 Lands Department

Subhead(No. &  
title):

Programme: (1) Land Administration

Controlling  
Officer: Director of Lands

Director of  
Bureau: Secretary for Housing, Planning and Lands

Question : The estimated figure of private treaty grants for 2005 is 209 hectares, which represents a ten-fold increase when compared with last year. Please explain the basis of the estimation.

Asked by: Hon. CHEUNG Hok-ming

Reply:

The large increase in land area to be granted by private treaty in 2005 is attributable to the potential divestment of the Housing Authority's commercial and car park assets under The Link Real Estate Investment Trust. The potential area of land involved for this exercise alone is about 191.5 hectares. The remaining 17.5 hectares cover potential sites to be granted in relation to the Kowloon-Canton Railway Corporation (about 5.8 hectares), the disposal of some Home Ownership Scheme flats for departmental quarters for the disciplined services (about 5.6 hectares) and other purposes such as schools, utilities, etc. (about 6.1 hectares).

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 4 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)063**

Question Serial No.

0814

Head: 91 Lands Department

Subhead(No. &  
title):

Programme: (1) Land Administration

Controlling  
Officer: Director of Lands

Director of  
Bureau: Secretary for Housing, Planning and Lands

Question : Regarding land management, as the task force (black spots) team was disbanded on 1 April 2004, the number of cases of clearance of environmental black spots on private and government land in the New Territories is no longer indicated in the estimated figure for 2005. Who will then be responsible for this task in future? Or does it mean that the Government will no longer be responsible for clearing environmental black spots?

Asked by: Hon. CHEUNG Hok-ming

Reply:

Following the disbandment of the task force (black spots) team on 1 April 2004, the residual work has been subsumed into the land administration work of the relevant District Lands Offices (DLOs) of the Department and their work is reflected under the respective key performance measures set out in the Controlling Officer's Report. In this regard, action taken by the DLOs in 2004 included clearing illegal hillside cultivation, grass cutting, leveling of holes and removal of rubbish from fenced government land sites under its charge to eliminate breeding grounds of mosquitoes. DLOs also participated in "Team Clean" work coordinated by the District Offices of the Home Affairs Department. We will continue our efforts as a matter of priority in 2005.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

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

**Reply Serial No.**

**HPLB(PL)064**

**Question Serial No.**

**0815**

Head: 91 Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : 1. Please explain under what circumstances the ex-gratia allowances for clearance of government land are offered. Please also explain who are regarded as “persons cleared from government land other than in the course of clearances required for public works projects”.

2. The estimate for 2005-06 has increased by more than two times when compared with the revised estimate for the last year. Why?

Asked by: Hon. CHEUNG Hok-ming

Reply:

Ex-gratia allowances for clearance of government land are offered to eligible occupiers, business operators of squatter structures covered by Housing Department's survey records and genuine cultivators on government land. Ex-gratia allowances are also offered for indigenous villagers' ancestral graves affected by clearance. Whilst the majority of clearances are carried out to provide land required for public works projects, clearances are also carried out for other purposes such as clearances for land disposal, environmental improvement projects and clearances of squatter structures affected by potentially dangerous slopes etc.

The increase of the estimate for 2005-06 is mainly attributable to the larger scale of the clearances expected to be carried out.

Signature \_\_\_\_\_

Name in block  
letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)065**

**Question Serial No.**

**1095**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Will the Government please explain why the targeted figure of 2 300 cases of small house applications processed each year could not be met in both 2003 and 2004? Will the Government please also explain why, in having failed to meet the target for two consecutive years, no consideration is being given to the allocation of additional resources for enhancing the target so as to shorten the waiting time of applicants?

Asked by: Hon. CHEUNG Hok-ming

Reply:

Lands Department processed 2 132 and 2 178 small house applications in 2003 and 2004 respectively. Due to unforeseen competing priorities we have not been able to re-deploy resources to this area of work, but we have reviewed our processing procedures and have engaged Heung Yee Kuk (the Kuk) in discussions on a set of proposed revised procedures that would expedite the processing of small house applications. The discussions are ongoing and early agreement by the Kuk to our proposals would facilitate achievement of the planned 2005 target.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)066**

**Question Serial No.**

1096

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : The Government has made public announcements claiming that it will expedite the processing of small house applications. Nevertheless, the target figure planned for in the budget remains unchanged at 2 300 cases. Why?

Asked by: Hon. CHEUNG Hok-ming

Reply:

We have formulated a set of revised procedures aiming at expediting the processing of small house applications and are consulting the Heung Yee Kuk (the Kuk). As the consultation with the Kuk is still ongoing, and the revised procedures have not yet been implemented, the target planned for 2005 is set at 2 300. We will keep this target under regular review and consider adjusting it in the light of the outcome of consultations with the Kuk.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)067**

**Question Serial No.**

**1097**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Of the matters requiring special attention in 2005-06, the Lands Department will, under the Working Group on Small House, continue to explore measures to speed up the processing of small house applications. Would the Government please advise when there will be any outcome? Please also advise on the impacts of the new measures on reducing the administration expenses incurred by government departments in handling small house applications, and, will these new measures have any bearing on shortening the processing time of small house applications?

Asked by: Hon. CHEUNG Hok-ming

Reply :

We are consulting Heung Yee Kuk (the Kuk) on proposed measures to streamline the processing of small house applications. In light of their comments, we are refining our proposals for further discussions with the Kuk. Early agreement by the Kuk to the revised proposals would facilitate early implementation of the streamlined processing procedures.

One of the key features of our proposals is the classification of applications into straightforward and non-straightforward categories at the beginning of the processing of the applications.

The proposed procedures would facilitate the more efficient handling of small house applications and would speed up the approval of the straightforward cases. The processing time for non-straightforward cases will depend on the nature of the problems of the cases and the time taken to resolve these problems. The proposed procedures would not therefore immediately lead to any substantial reduction in work and expenses to be incurred by government departments in handling small house applications.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)068**

Question Serial No.

1085

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Will the Government include sites of different sizes and uses in the "Application List" in future to facilitate different types of developers operating on different scales to participate in the bidding?

Asked by: Hon. CHOW LIANG Shuk-ye, Selina

Reply:

A guiding principle in drawing up the Application List is to provide adequate land for meeting different development needs. Accordingly, we have included in the Application List for 2005-06 a variety of sites in terms of location, size and uses. It would however be premature to discuss at this stage the composition of future Application Lists.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)069**

**Question Serial No.**

**0092**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Regarding the target "Lease modifications (non small house cases)", why did Lands Department fail to issue letters of reply to all applications within three weeks in the past two years? Was this because of a shortage in manpower?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The achievement ratios in 2003 and 2004 were 97% and 99% respectively. Having regard to the varied nature of lease modifications, it is inevitable that more time was required for some cases which were particularly complicated in nature, or where the land titles submitted by the applicants were not clear. In 2004, out of a total of 109 modification and land exchange applications received, only one case was not processed within the three-week target.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 1 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)070**

**Question Serial No.**

**0093**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : According to the indicator "Lease variations", the number of flats involving lease modifications, exchanges and extensions will increase drastically from 7 626 in 2004 to 12 000 in 2005. Why?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

We anticipate the completion of a number of major lease modification and land exchange cases which have been under processing for some time and are likely to come to fruition in 2005. An example would be the residential development at the West Rail's Nam Cheong Station, which already accounts for about 4 250 flats out of the total estimate of 12 000.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 1 April 2005

[TOP](#)



Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)072**

**Question Serial No.**

0096

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Under the indicator of "Land Management", the figure of "man-made slopes to be improved" will be increased from 5 250 for 2004 to 5 800 for 2005. Please explain why and give the details of the projects concerned.

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Since 1996, we have established a mechanism to identify and determine the maintenance responsibility in respect of each of the man-made slopes in Hong Kong. Currently, there are about 57 000 man-made slopes in the Government's catalogue, about 17 200 of which are under the Lands Department's maintenance responsibility. This number may increase as the process of identification and determination continues. At the same time, the total number of man-made slopes in the Government's catalogue has also increased as a result of :

- (i) newly identified existing slopes; and
- (ii) newly created slopes associated with the completion of new infrastructure and development projects.

Of the 17 200 man-made slopes under the Lands Department's maintenance responsibility, about 8 800 slopes belong to the 'relatively low risk' category requiring inspections at intervals of two years or more. The remaining 8 400 slopes fall within the 'high risk' category requiring inspection annually.

Arising from these inspections, some slopes may require maintenance works immediately. These would include clearing surface drains, repairing cracks and clearing weepholes in hard slope covers, etc. Our capacity to handle the inspection and maintenance work has been improving over the years as we have made use of outsourcing and streamlined our management operations, hence, the increase of our target from 5 250 for 2004 to 5 800 for 2005.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 2 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)073**

**Question Serial No.**

0097

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : The Lands Department mentioned that it would “continue to process land resumption to make land available for urban renewal projects”. Please advise us of the details of the work, the districts, the expenditure and the manpower involved.

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Urban Renewal Section (URS) of the Lands Department is responsible for the resumption of land for urban renewal projects implemented by the Urban Renewal Authority (URA). The work includes the collection of property and ownership data, District Council consultation, preparation of submissions to the Executive Council for land resumption, assessment, negotiation and payment of compensation and implementation of the final clearance. In 2005, resumptions are expected to be carried out in Shau Kei Wan, Wanchai, Sham Shui Po and Tai Kok Tsui.

The 2005-06 provision for the above work is about \$29.5 million, being the estimated salaries and allowances for 30 existing staff and 25 proposed new posts. The expenditure is re-imbursable by URA. The proposed posts will only be filled as and when the workload of URS increases to such an extent as to require the additional staff.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 4 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)074**

Question Serial No.

0098

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : The Lands Department mentioned that it would “continue to oversee all land transactions on a proactive basis with the computerized Case Monitoring System”. Please advise us of the details of the work, the expenditure and the manpower involved.

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The system involves inputting and updating all the relevant information about the case, such as lot details, applicant information, basic terms offer date, Building Covenant and Certificate of Compliance records etc, by various case officers involved in different aspects of the transaction at different stages of the processing of the case. This system offers easy and effective monitoring of the progress of the case, and identifies the action or problem that may be outstanding and who (in some cases this could be the applicant) is responsible for it.

The estimated expenditure in 2005-06 is about \$800,000 which includes the costs for dataline service, enhancement works and annual maintenance for the system application and all related software and hardware items.

The total number of staff involved in the overall operation of this system is about 330 who can be broadly classified into the system users and the system administration and information technology (IT) supporting staff. The system is used by about 315 officers of the Estate Surveyor, Estate Officer, Land Executive grades and other supporting staff of various offices/districts. The administration of the system and IT support is provided by a total of 15 staff as part of their duties.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 2 April 2005

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

**Reply Serial No.**

**HPLB(PL)075**

**Question Serial No.**

**0099**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Lands Department has mentioned that it will “continue to contract out to private firms the processing of applications for approval of DMCs, title checking and related legal work for payment of compensation for land resumption”. What are the details in this aspect and how many applications were contracted out to private firms over the past 3 years?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

To cope with its increasing workload, the Legal Advisory and Conveyancing Office (LACO) of the Lands Department contracts out certain legal work to private legal firms to enable its staff to deal with the more complex land disposal or lease modification cases and to expedite the release of land compensation to land owners affected by land resumption.

From 2002 to 2004, LACO contracted out the checking of 20 Deeds of Mutual Covenant and the checking of land title to 592 lots affected by five resumption packages.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 1 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)076**

**Question Serial No.**

1078

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

- Question :
- a) All the three targets set under "Land acquisition" were met in 2003 and 2004. Will the Government consider further enhancing the efficiency of the services concerned in the estimates for 2005? If yes, what is the implication on the financial expenditures; if no, why?
  - b) Can the Government further enhance the target for various services under Programme (1) Land Administration? How much resource is required for shortening the pledged processing time by every one week for these services?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

- a) Our overall aim has all along been that we must expedite the processing and issue of compensation offers and the release of compensation payments so as to facilitate the affected parties in vacating from their existing occupations before the final clearance date.

However, the scope to further raise these targets is extremely limited bearing in mind that the legal complexity and magnitude of the clearance commitments involved in resumption projects could vary considerably. Besides, in some of the work covered by these targets, input is required from parties outside our direct control.

We will nevertheless explore ways to enhance the efficiency of our services through simplification and streamlining of the existing practices and procedures within the constraint of existing resources.

- b) Regarding land disposal and lease variations (modifications, exchanges and extensions), we continuously review our current systems and procedures for simplification and streamlining wherever possible. In respect of the Application List System of land sale, for example, we have, on 4 March 2005, announced measures to increase efficiency and enhance transparency resulting in a total saving of 3 weeks or 30% in the time taken to bring a triggered site to auction. With regard to the lease modification process, we will continue to critically examine the procedures and discuss with various stakeholders with a view to making further enhancements.

There will be resource implications in shortening processing time but given the varied nature of the transactions, it is not possible to give an estimate on the additional resources required for shortening the processing time.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)077**

**Question Serial No.**

1079

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : The estimated area of land to be granted by way of private treaty in 2005 increases drastically by 10 folds as compared with that in 2004, and the estimated number of flats to be built under private treaty grants in 2005 increases drastically by more than 7 folds as compared with that of 2003; why?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The large increase in land area to be granted by private treaty in 2005 is attributable to the potential divestment of the Housing Authority's commercial and car park assets under The Link Real Estate Investment Trust. The potential area of land involved for this exercise alone is about 191.5 hectares. The remaining 17.5 hectares cover potential sites to be granted in relation to the Kowloon-Canton Railway Corporation (about 5.8 hectares), the disposal of some Home Ownership Scheme flats for departmental quarters for the disciplined services (about 5.6 hectares) and other purposes such as schools, utilities, etc. (about 6.1 hectares).

The estimated flat production is mainly based on sites expected to be successfully tendered by the Mass Transit Railway Corporation Limited (estimated at about 10 000 flats) and the Kowloon-Canton Railway Corporation (estimated at about 4 000 flats) during 2005.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ PATRICK L C LAU \_\_\_\_\_

Post Title \_\_\_\_\_ Director of Lands \_\_\_\_\_

Date \_\_\_\_\_ 4 April 2005 \_\_\_\_\_

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)078**

**Question Serial No.**

**1080**

Head: 91 Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : For the provision under Subhead 221 "Clearance of government land - ex-gratia allowances", the increase of 113.3% over the revised estimate for 2004-05 is mainly because the 2005-06 clearance projects on government land are generally expected to be of a larger scale. Will the Government please set out the clearance projects and their provisions in detail?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The nature of clearance projects on government land and the provisions for ex-gratia allowances are set out below :

Nature of clearance projects	Provisions \$ Million
(a) Clearance for land disposal	5.060
(b) Clearance of squatter areas affected by potentially dangerous slopes	2.989
(c) Clearance for improvement works on slopes maintained by the Lands Department	2.346
Total :	<u>10.395</u>

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)079**

**Question Serial No.**

**0513**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : As shown under the "Land management" item, the task force (black spots) team was disbanded in 2004, therefore no indicator for 2005 under "clearance of environmental black spots on private and government land in N.T." is listed. However, for matters requiring special attention in 2005-06, the Lands Department has stated that it will continue to clean up sites under its charge for eliminating the breeding grounds of mosquitoes. Have, or have not the duties of the task force been transferred to other departments after its disbandment? If not, please advise us of the Lands Department's programme for the clearance of environmental black spots in 2005.

Asked by: Hon. LEE Wing-tat

Reply:

Upon the disbandment of the task force (black spots) team on 1 April 2004, the residual work has been subsumed into the land administration work of the relevant District Lands Offices (DLOs) of the Department.

In 2004-05, to help eliminate breeding grounds of mosquitoes, the Department conducted 2 343 grass cuttings for fenced government sites under its charge. The Department also cleared 174 illegal cultivation spots on hillsides throughout the territory. DLOs also participated in "Team Clean" work coordinated by the District Offices of the Home Affairs Department. These actions will continue to be undertaken by DLOs as a matter of priority in 2005-06.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

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

**Reply Serial No.**

**HPLB(PL)080**

**Question Serial No.**

**0624**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : In 2004, the percentage of Sale and Purchase Agreements approved by the Lands Department within 13 weeks was only 70%, and the percentage of Deeds of Mutual Covenant (DMCs) approved within 13 weeks was only 68%. However, it is estimated that the percentage of targets in the above two areas to be met in 2005 will drastically increase to 90% and 80% respectively. In this connection, would the Government please advise this Council:

- (a) why only 70% and 68% of the targets were met in 2004?
- (b) why the estimated percentage of targets to be met in 2005 will drastically increase to 90% and 80% respectively?
- (c) what are the measures to increase the percentage of targets to be met?
- (d) whether such measures will incur additional expenditure to the Lands Department?
- (e) whether there is any plan to increase the percentage of the targets in the next few years?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

- (a) Due to the complexity and special features of some cases, it has taken the Department longer time to obtain clarification and to reach agreement on the form of the Agreements for Sale and Purchase and the provisions in the DMCs.
- (b) We will strive to achieve a higher performance in 2005 through the implementation of improved consent measures and revised DMC Guidelines (see (c) below), and the streamlining of work procedures.
- (c) The improvement measures for Consent Scheme were promulgated on 8.7.2004 to all solicitors and industry professionals. We are finalizing and will issue a revised set of DMC Guidelines later this year. In addition, we will continue to contract out the vetting of DMCs to private solicitors. It is with these measures that we have adjusted our targets upwards.
- (d) No additional expenditure will be incurred.

- (e) We will keep our performance targets regularly in view and will continue to explore measures that would help to speed up the approval process without compromising the interest of purchasers at large.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 4 April 2005

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)081**

**Question Serial No.**

**0625**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : The total acquisition/clearance costs in 2005 is \$1,801 million, marking a two-fold increase over the \$620 million in 2004. Why?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

About 92% (i.e. \$1,648 million) of the 2005 estimated land acquisition/clearance cost is the estimated expenditure rolled over from 2004 on the residual claims arising from about 148 public works programme projects and 10 non-public works programme projects implemented over the past years. Examples of these major public works programme projects and the related provision are as follows : -

- (i) East Rail Extension to Tsim Sha Tsui (\$40 million);
- (ii) Main Drainage Channels for Fanling, Sheung Shui and Hinterland Stage 1 (\$38 million);
- (iii) Deep Bay Link and Widening of Yuen Long Highway between Lam Tei and Shap Pat Heung Interchange (\$32 million); and
- (iv) Castle Peak Road Improvement between Sham Tseng and Ka Loon Tsuen, Tsuen Wan (\$31 million).

The rest of the 2005 estimated land acquisition/clearance cost of about \$153 million is for 64 new projects. These new projects include those minor public works programme projects which do not require resumption of private land but require payments of clearance costs only, e.g. local drainage improvement works, local road and footpath improvement works, landslip preventive measure works, etc.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

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

**Reply Serial No.**

**HPLB(PL)082**

**Question Serial No.**

**0626**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : The estimated area of land to be disposed of by private treaty grants in 2005 will be 209 ha, which marks an almost nine-fold increase over the actual 20.91 ha in 2004. What is the reason for such an increase? Can the Government provide us with information on the locations and areas of the sites and the lessees concerned for land disposal by private treaty grants in 2005, and the actual area in 2004?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The large increase in land area to be granted by private treaty in 2005 is attributable to the potential divestment of the Housing Authority's commercial and car park assets under The Link Real Estate Investment Trust. The potential area of land involved for this exercise alone is about 191.5 hectares. The remaining 17.5 hectares cover potential sites to be granted in relation to the Kowloon-Canton Railway Corporation (about 5.8 hectares), the disposal of some Home Ownership Scheme flats for departmental quarters for the disciplined services (about 5.6 hectares) and other purposes such as schools, utilities, etc. (about 6.1 hectares).

As announced by the Chief Secretary for Administration in the Motion of Thanks Debate on the 2005 Policy Address in January 2005, the relevant information detailing the execution date, lot number, location, site area, user and premium paid in respect of private treaty grants executed and registered in the Land Registry since 1 January 2005 has been made public through the Lands Department's web-page. This information will be updated on a monthly basis. The broad categories of expected grants for 2005 are given in the preceding paragraph.

The 20.91 hectares of land granted in 2004 comprise the following :-

<u>Location</u>	<u>Area (hectares)</u>	<u>Nature of Grantee</u>
Area 11, Sha Tin	0.65	Education Institution
Big Wave Bay, Shek O	0.84	Adjoining lot owner
Cornwall Street, Kowloon	0.77	Education Institution
Tung Tsz, Tai Po	3.02	Scout Association

Yeung Uk Road, Tsuen Wan	0.72	Urban Renewal
Area 7, Tuen Mun	12.31	Authority
Area 40B, Ma On Shan	1.25	Housing Authority
Kowloon Bay	0.22	Education Institution
Shum Wan Road, Aberdeen	<u>1.13</u>	Education Institution
	20.91	Education Institution

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 4 April 2005

[TOP](#)

Examination of Estimates of Expenditure 2005-06  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)083**

**Question Serial No.**

**1779**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Two posts will be deleted in the estimate for 2005-06. Please provide detailed information of the posts to be deleted and the reasons for the deletion.

Asked by: Hon. LI Fung-ying

Reply:

To improve efficiency, the Legal Advisory and Conveyancing Office (LACO) of the Department has relocated some of its district offices to Headquarters. This will optimize the use of resources in the provision of conveyancing and legal advisory support to the Lands Department and other government departments. As a result, two solicitor posts in the LACO can be deleted in 2005-06.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 4 April 2005

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)084**

**Question Serial No.**

**1753**

Head: 91 Lands Department

Subhead(No. & title):

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Concerning the Digital Map and Land Record Data Dissemination System and the territory-wide network of Global Positioning System reference stations, will the Government work together with other bureaux/departments (such as the Office of the Government Chief Information Officer and the Transport Department etc.) in examining how to make use of the data generated by the above two systems to develop practicable application solutions to promote the use of positioning technology within the Government, in order to enhance the efficiency of government departments? If yes, what are the details of the proposal and what is the amount of expenditure involved?

Asked by: Hon. SIN Chung-kai

Reply:

We have begun to develop the Digital Map and Land Records Data Dissemination System (DDS) as the platform for data exchange among government departments. DDS will utilize the government information framework to collect the geospatial data from individual departments and disseminate to user departments after processing and integrating the data collected. We have also been promoting inter-departmental cooperation in data-sharing to further improve the capability of departmental geographical information systems. The estimated cost of DDS is \$9.76 million.

The project cost to establish 12 Satellite Positioning Reference Stations for land surveying work is estimated to be \$14.3 million. Satellite Positioning is a new method which can improve the efficiency of high precision (in terms of centimeter level) land surveying activities. We also provide the Reference Station data to other government departments for carrying out engineering surveying and enhancing their efficiency. Concurrently, we are promoting the use of Reference Station data to other government departments for non-land surveying applications to meet their practical requirements. To give an example, we have been providing Hong Kong Observatory with Reference Station data for determining the water vapour content in the atmosphere for the purpose of weather forecast.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 6 April 2005

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)085**

**Question Serial No.**

**1625**

Head : 118 Planning Department      Subhead (No. & title) :  
700 – General non-recurrent

Programme : (1) Territorial Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Could the Planning Department inform this Council of the present progress of the Area Improvement Study for Tsim Sha Tsui? When will the study be completed?

Asked by : Hon. CHAN Kam-lam

Reply :

The Area Improvement Study for Tsim Sha Tsui (the Study) commenced in January 2004. So far, a Baseline Review to identify the key planning issues and a Planning Framework setting out preliminary proposals have been completed. The public was consulted on the Planning Framework between November 2004 and January 2005.

Taking account of the public views received, the Study has proceeded to the development of detailed improvement proposals and the undertaking of technical assessments. These include six priority projects for early implementation to improve the overall environment of Tsim Sha Tsui, three of which will shortly be submitted to relevant stakeholders including the District Council for consultation.

We expect the Study to be completed by end 2005.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

**B C K FUNG**

Post Title \_\_\_\_\_

**Director of Planning**

Date \_\_\_\_\_

**2 April 2005**

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

**Reply Serial No.**

**HPLB(PL)086**

Question Serial No.

1626

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (4) Town Planning Information Services

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Concerning the indicators for the numbers of written and oral enquiries handled, the figures of 2005 are lower than those of 2004; could the Planning Department inform this Council of the reasons for these lower figures?

Asked by : Hon. CHAN Kam-lam

Reply :

The number and nature of written and oral enquiries handled by the Planning Department depend on the demand from the public. They are no more than guesstimates at this stage. Nevertheless, with the continual enhancement of the Planning Department web site through which the public can obtain various kinds of planning information directly, we anticipate a gradual reduction in the total numbers of both written and oral enquiries to be handled in the coming year.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

**B C K FUNG**

Post Title \_\_\_\_\_

Director of Planning

Date \_\_\_\_\_

2 April 2005

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

**Reply Serial No.**

**HPLB(PL)087**

**Question Serial No.**

**1627**

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (2) District Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Please explain why the performance target for carrying out services under Programme (2) District Planning in 2005 is reduced to 90% whilst the performance target for 2004 is nearly 100%. Is it due to the reduction in manpower?

Asked by : Hon. CHAN Kam-lam

Reply :

The target achievement rates for carrying out services under Programme (2) District Planning in 2005 are 90%, which are the same as those for 2004. Hence, there is no reduction of target achievement rates in 2005 as compared to 2004.

Although the actual achievement rates for undertaking these services were 99% to 100% in 2004, the target achievement rates of 90% are retained for the subject services in 2005. A more modest performance target is set because there will be new planning procedures and practices under the Town Planning (Amendment) Ordinance 2004, which would be very different from the existing procedures and practice.

Having said the above, setting a more modest target does not mean that we would not try to better perform, as illustrated by our efforts and achievements in the past two years.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

6 April 2005

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

**Reply Serial No.**

**HPLB(PL)088**

Question Serial No.

1628

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (2) District Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Would the Government explain why the indicator of “judicial reviews handled” is estimated at 4 for 2005? Please give the details of these cases and an estimate of the public fund involved.

Asked by : Hon. CHAN Kam-lam

Reply :

Details of the 4 court cases, including 3 judicial review (JR) cases and 1 writ case, are as follows:

HCAL 61 of 2003 – Four Asphalt Companies v TPB & Man Fai Tai Enterprise Ltd.

The JR was lodged by four asphalt companies in June 2003 against the Town Planning Board (TPB)'s decision to approve a planning application for a temporary asphalt production plant on a site zoned “Agriculture” at Man Kam To Road, Sha Ling. The hearing of the case was held from 14 to 16 December 2004 and will continue in October 2005.

HCAL 5 of 2004 – Fine Tower Associates Ltd. v TPB

Lodged in January 2004, the JR was against the TPB's decision of not upholding the Applicant's objection to the draft Quarry Bay Outline Zoning Plan (OZP). The Applicant's lots on the Quarry Bay waterfront were zoned “Other Specified Uses(1)” annotated “Cultural and/or Commercial, Leisure and Tourism Related Uses” and “Open Space”. The Applicant considered that the zonings amounted to de facto resumption of its land without compensation. The hearing of the case was held from 16 to 18 February 2005. The decision is not yet available.

HCAL 51 of 2004 – Capital Rich Development Ltd. & Well Unicorn Development Ltd. v TPB

The JR was lodged in March 2004 against the TPB's decision of not upholding the Applicants' objection to the draft Urban Renewal Authority Staunton Street/Wing Lee Street Development Scheme Plan (DSP). The Applicants argued that the TPB did not take into account their interests as owners of certain properties within the area covered by the DSP. The hearing of the case will be held from 11 to 13 April 2005.

HCA 1076 of 2004 – Rank Profit Industries Ltd. v Secretary for Justice

In May 1998, the Applicant bought a piece of land in Kowloon Bay by tender, which was then zoned “Commercial” on the OZP. Under the lease conditions, the lot was restricted to non-industrial purposes. In January 2001, all industrial sites in Kowloon Bay were rezoned from “Industrial” to “Other Specified Uses” annotated “Business”. The Applicant claimed that it had suffered financial loss as a result of the land use changes, and issued a Writ of Summons against Secretary for Justice in May 2004. The hearing date of the case has not yet been fixed.

Staff and other related expenses of the four court cases are absorbed in the departmental votes of the Planning Department and Department of Justice (DoJ).

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	6 April 2005

[TOP](#)

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

Reply Serial No.

**HPLB(PL)089**

Question Serial No.

0808

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (1) Territorial Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : It is noted that in the section "Matters Requiring Special Attention in 2005-06" that the Planning Department will substantially complete its work on Hong Kong 2030: Planning Vision and Strategy Study, which will provide a framework for guiding the physical development of Hong Kong up to the year 2030.

As the development blueprint will span over 20 years, will the government carry out reviews regularly so that amendments will be made to it in tune with the times? What is the annual expenditure to be incurred?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Study on Hong Kong 2030 : Planning Vision & Strategy (the HK2030 Study) will produce a Development Strategy to guide the physical development of Hong Kong up to year 2030. The HK2030 Study will be substantially completed in 2005-06. As part of the Development Strategy, a monitoring and review mechanism will be recommended to regularly examine and update the various components of the Development Strategy. It is expected that future updating exercises, as with the HK2030 Study, will largely be undertaken with in-house resources.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

**B C K FUNG**

Post Title \_\_\_\_\_

Director of Planning

Date \_\_\_\_\_

2 April 2005

Examination of Estimates of Expenditure 2005-06

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

**Reply Serial No.**

**HPLB(PL)090**

Question Serial No.

0809

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (2) District Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : It is part of the Planning Department's work to assist the Housing, Planning and Lands Bureau to review the Urban Renewal Strategy and to vet planning work for urban renewal. Efforts were also made by the Planning Department in setting up a central database on buildings related to urban renewal. Would the Government explain what are the specific contents of the central database on buildings related to urban renewal? What is the annual expenditure for setting up and operating the database?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Building Dilapidation and Rehabilitation Information System is a Geographic Information System set up in the Planning Department to provide a centralized repository of building and urban renewal related data in respect of private buildings in the Metro Area.

The system contains information on building age, building height, general building conditions, and whether the buildings have outstanding statutory orders under the Buildings Ordinance or owners' committee/management body, whether the buildings fall under the Fire Services Department's fire safety improvement programme for pre-1987 composite buildings and information on heritage buildings. By incorporating all these data, the system provides comprehensive information and convenient access for assessing urban renewal needs and opportunities. It also helps to facilitate the implementation and review of the Urban Renewal Strategy and the refinement of project boundaries.

The Department is responsible for the upkeeping and daily administration of the system. The annual recurrent cost relating to the maintenance of hardware, software and on-going support services is about \$600,000.

Signature

Name in block letters

Post Title

Date

---

B C K FUNG

---

---

Director of Planning

---

---

6 April 2005

---

[TOP](#)

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

Reply Serial No.

**HPLB(PL)091**

Question Serial No.

0810

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (5) Technical Services

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : In 2005-06, the Planning Department will conduct a 'Feasibility Study for Establishment of Air Ventilation Assessment System'. What is the study about? Will it cover the air quality issue for the Mainland and Hong Kong? To what areas will the study results be applied?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Study is basically to explore the feasibility of establishing the standards, scope and mechanism for assessing the impacts of major planning and development proposals on the external macro wind environment, the primary objective being to achieve better air circulation in the city. Issues relating to air pollution and air quality of Hong Kong and the Mainland are not within the scope of this Study.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

B C K FUNG

Post Title \_\_\_\_\_

Director of Planning

Date \_\_\_\_\_

2 April 2005

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

Reply Serial No.

**HPLB(PL)092**

Question Serial No.

0811

Head : 118 Planning Department      Subhead (No. & title) : 000 Operational expenses

Programme :

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : What is the reason for not setting out the estimate for Minor Consultancy Studies (Block Vote) for 2005-06?

Asked by : Hon. CHEUNG Hok-ming

Reply :

With effect from 2005-06, the expenses for Minor Consultancy Studies (Block Vote) will be subsumed under Subhead 000 Operational Expenses.

Signature

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

2 April 2005

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

**Reply Serial No.**

**HPLB(PL)093**

Question Serial No.

0812

Head : 118 Planning Department      Subhead (No. & title) : 700 General non-recurrent

Programme : (5) Technical Services

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : With regard to item no. 559 "Study on HK Residents Living in the Pearl River Delta Region", could the Department advise on its current progress, its anticipated completion date and how the Government intends to announce the study results?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The "Study on HK Residents Living in the Pearl Delta Region" comprises two parts. The first part on the "Survey of Hong Kong People Living and Working in the Pearl River Delta Region", undertaken jointly with the Guangdong Provincial Department of Construction, was completed in August 2004. A summary of the key findings was promulgated to the public on 14.12.2004. The survey report, containing the detailed findings, was also posted on Planning Department's website ([www.info.gov.hk/planning](http://www.info.gov.hk/planning)) on the same day.

The second part involves two Thematic Household Surveys conducted by the Census and Statistics Department on Hong Kong residents' experience of and aspirations for living in the Mainland. The first one was carried out in 2003. The findings were promulgated to the public and posted on PlanD's website on 14.5.2004. The second survey is to be carried out in 2005. The survey findings will be made available to the public and posted on PlanD's website towards the end of 2005.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

6 April 2005

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

**Reply Serial No.**

**HPLB(PL)094**

**Question Serial No.**

**0234**

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (1) Territorial Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : What are the details and the corresponding estimated expenditure for 2005-06 on the enhancement of the Hong Kong-Macao-Pearl River Delta Information Database and the ongoing research on development issues with a cross-boundary dimension to be carried out during 2005-06?

Asked by : Hon. HO Chung-tai, Raymond

Reply :

The Hong Kong-Macao-Pearl River Delta (PRD) Information Database (the Database) is an intranet information system for inter-departmental use within the HKSAR Government. It provides reference materials and statistical data on cross-boundary infrastructures as well as town planning and development of cities in the Pearl River Delta Economic Region. The purpose of the Database is to provide the concerned government officials with easy access to such information for the purpose of research and studies. The Database has been substantially completed and the estimated expenditure for 2005-06 is \$130,000.

To provide updated information for cross-boundary infrastructure planning, we would regularly conduct studies on cross-boundary traffic. We will launch the 2005 Cross-Boundary Travel Survey and the Survey on Propensity to Use Private Cars to cross the Boundary in 2005-06.

The 2005 Cross-Boundary Travel Survey will be carried out in October to November 2005 to collect updated statistical data in such areas as trip purpose, origin and destination for cross-boundary trips and socio-economic status of travellers. The expenditure to be incurred in 2005-06 is estimated to be \$2.64 million.

The Survey on Propensity to Use Private Cars to cross the Boundary will be conducted towards the end of 2005. It includes surveying private car owners to find out their views towards and aspirations for using private cars to cross the boundary. The expenditure to be incurred in 2005-06 is estimated to be \$1.26 million.

Signature

Name in block letters

Post Title

Date

---

B C K FUNG

---

Director of Planning

---

6 April 2005

---

[TOP](#)

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

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (2) District Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : In 2005-06, the Planning Department will delete 11 posts under this programme. My questions are:

- (1) How much savings will it bring about?
- (2) What are the titles and ranks of the 11 posts?
- (3) How can it be ensured that the Planning Department has adequate manpower to cope with district planning work?

Asked by : Hon. HO Chung-tai, Raymond

Reply :

- (1) The deletion of 11 posts in 2005-06 under Programme (2) will bring about savings of \$4 million.
- (2) The 11 posts to be deleted are as follows :-

<u>Posts and Rank</u>	<u>No.</u>
Town Planner	4
Survey Officer (Planning)	3
Technical Officer (Cartographic)	1
Clerical Assistant	3
<b>Total :</b>	<b>11</b>

- (3) The efficiency and effectiveness of the work of the Department will be maintained as the work of the deleted posts will be absorbed by various sections and offices of the department through staff redeployment, work re-prioritising and work process re-engineering.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

B C K FUNG

Post Title \_\_\_\_\_

Director of Planning

Date \_\_\_\_\_

6 April 2005

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

Reply Serial No.

**HPLB(PL)096**

Question Serial No.

1202

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (2) District Planning  
(4) Town Planning Information Services

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : In 2004, the performance targets for services under Programme 2 and Programme 4, including consideration of applications for amendments to statutory plans, applications for minor amendments to approved schemes and answering public enquiries, are 100%. However, the performance targets for these services in 2005 are reduced to 90-95%. This is against the objective of the 2005-06 Budget in improving the business environment. Will the Government raise the performance targets? What will be the resource implications for shortening the time pledged for undertaking the subject services for one week?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The target achievement rates for carrying out the subject services in 2005 are 90% to 95%, which are the same as those for both 2003 and 2004. Hence, there is no reduction of target achievement rates in 2005 as compared to 2003 and 2004.

Although the actual achievement rates for undertaking these services were between 97% - 100% in both 2003 and 2004, the target achievement rates of 90% to 95% are retained for the subject services in 2005. A more modest performance target is set because there will be new planning procedures and practices under the Town Planning (Amendment) Ordinance 2004 (the Ordinance), which would be very different from the existing procedures and practices.

Having said the above, setting a more modest target does not mean that we would not try to better perform, as illustrated by our efforts and achievements in the past two years.

Signature

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

6 April 2005

[TOP](#)

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

**HPLB(PL)097**

Question Serial No.

0898

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (4) Town Planning Information Services

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Even though the Planning Department could 100% achieve its preset targets of key performance measures in respect of town planning information services in both 2003 and 2004, its planned targets for 2005 are set at 90% and 95% only; what are the reasons for setting such targets and will the Government consider elevating the planned targets in order to bring the Department's potential efficiency into full play?

Asked by : Hon. LAU Wong-fat

Reply :

Although the actual achievement rates for answering straightforward written enquiries and straightforward and complicated oral enquiries were 100% in both 2003 and 2004, the target achievement rate for the subject services in 2005 is set at 95%. Also a target achievement rate of 90% is set for answering complicated written enquiries within three weeks. The more modest performance targets are set because we expect that upon the implementation of the Town Planning (Amendment) Ordinance 2004 (the Ordinance) in 2005, more public enquiries on the new planning procedures and practices under the Ordinance will be received. The nature of these enquiries may be very different from the type we have handled previously and the resource implications for handling such enquiries during the transitional period are yet to be assessed.

Having said the above, setting a more modest target does not mean that we would not try to better perform, as illustrated by our efforts and achievements in the past two years.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

**B C K FUNG**

Post Title \_\_\_\_\_

Director of Planning

Date \_\_\_\_\_

2 April 2005

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

**HPLB(PL)098**

Question Serial No.

0899

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (4) Town Planning Information Services

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Concerning the number of written and oral enquiries to be handled, the estimated indicators for 2005 are both lower than the numbers of cases actually handled in 2004; what are the reasons for setting such indicators and will the Government consider elevating the estimated indicators for 2005 in order to reflect the actual capability of the Department?

Asked by : Hon. LAU Wong-fat

Reply :

The number and nature of written and oral enquiries handled by the Planning Department depend on the demand from the public. They are no more than guestimates at this stage. Nevertheless, with the continual enhancement of the Planning Department web site through which the public can obtain various kinds of planning information directly, we anticipate a gradual reduction in the total numbers of both written and oral enquiries to be handled in the coming year.

On the other hand, we also envisage that upon the implementation of the Town Planning (Amendment) Ordinance (the Ordinance) in 2005, more public enquiries on the new planning procedures and practices under the Ordinance would be received. The nature of these enquiries may be very different from the type we have handled previously. As the resource implications for handling such enquiries during the transitional period are yet to be assessed, we have set a more modest target performance for 2005.

Having said the above, setting a more modest target does not mean that we would not try to better perform, as illustrated by our efforts and achievements in the past two years.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

2 April 2005

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

**Reply Serial No.**

**HPLB(PL)099**

Question Serial No.

0900

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (2) District Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : The actual performance in respect of district planning in 2003 and 2004 had achieved 97-100% of the performance targets. However, the performance target for these services in 2005 is 90%. Please explain. Will the Government raise the performance target to increase its efficiency?

Asked by : Hon. LAU Wong-fat

Reply :

Although the actual achievement rates for undertaking these services were 97% to 100% in 2003 and 99% to 100% in 2004, the target achievement rate of 90% is retained for the subject services in 2005. A more modest performance target is set because there will be new planning procedures and practices under the Town Planning (Amendment) Ordinance 2004, which would be very different from the existing procedures and practices.

Having said the above, setting a more modest target does not mean that we would not try to better perform, as illustrated by our efforts and achievements in the past two years.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

6 April 2005

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

**Reply Serial No.**

**HPLB(PL)100**

**Question Serial No.**

**0237**

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (1) Territorial Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : As regards paragraph 6, please set out specifically how to enhance the Hong Kong-Macao-Pearl River Delta Information Database.

Asked by : Hon. LEE Wing-tat

Reply :

The Hong Kong-Macao-Pearl River Delta (PRD) Information Database (the Database) is an intranet information system for inter-departmental use within the HKSAR Government. It provides reference materials and statistical data on cross-boundary infrastructures as well as town planning and development of cities in the Pearl River Delta Economic Region. The purpose of the Database is to provide the concerned government officials with easy access to such information for the purpose of research and studies.

To enhance the functions of the present textual Database, we plan to have it remodelled on a Geographic Information System within this year. The new Database will have a more effective and user-friendly search function and a better data security system. It will also include more reference materials (e.g. study reports and statistical data) pertinent to the development of the Pan-PRD Region. This will help broaden our knowledge of the Region's infrastructure development and land use planning as well as their implications on Hong Kong's development.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

6 April 2005

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

**Reply Serial No.**

**HPLB(PL)101**

Question Serial No.

0238

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (2) District Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : As regards paragraph 11, please give a detailed account of:

- (a) What actions are being taken against unauthorised developments in the rural New Territories?
- (b) How to monitor the implementation of the Urban Renewal Authority's development schemes and projects?
- (c) What is the work of the Department in the Steering Committee for Development of the West Kowloon Cultural District?

Asked by : Hon. LEE Wing-tat

Reply :

- (a) The Town Planning Ordinance empowers the Planning Authority i.e. the Planning Department to take actions against unauthorized developments (UDs) within areas covered by development permission area plans (DPA plans). In 2004, a total of 1,119 statutory notices and 1,303 warning letters were issued in respect of 319 cases of UD's. As a result, 283 UD cases were discontinued or regularized. During the year, a total of 12 cases were prosecuted, in which 19 defendants were convicted with an average fine of about \$30,000.
- (b) The Urban Renewal Authority (URA) is an independent statutory body tasked to undertake urban renewal. The role of the Government is to formulate and co-ordinate the overall urban renewal policy and to monitor the implementation of the urban renewal programme.

Planning Department (PlanD) provides planning inputs and advice to the URA in their preparation of draft 5-Year Corporate Plan (CP) and Annual Business Plan (BP), and in the formulation of planning parameters, open space and government, institution or community facilities requirements. Also, the Department provides support to the Housing, Planning and Lands Bureau in the scrutiny of the URA's development schemes and projects contained in the draft CP and BP prior to the submission to the Financial Secretary for approval.

The URA is required to comply with statutory provisions in its implementation of development schemes and projects. The Town Planning Board will process development schemes submitted by the URA and give consideration to any objections against such scheme plans. URA's development projects will be processed in accordance with the requirements under the Urban Renewal Authority Ordinance. PlanD works closely with the URA and other departments to both facilitate and monitor project implementation.

- (c) The role of the Steering Committee for Development of the West Kowloon Cultural District (WKCD) is to steer the development of the WKCD to a successful conclusion. The Director of Planning is a member of the Steering Committee and contributes planning inputs and advice in relation to the implementation of the WKCD project in various stages including the preparation of the Invitation For Proposal (IFP) for the project, the assessment of the proposals and the tasks to be undertaken in the next stage of the IFP process.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	6 April 2005

[TOP](#)

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

Reply Serial No.

**HPLB(PL)102**

Question Serial No.

0239

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (4) Town Planning Information Services

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : According to paragraph 20, the Planning Department could 100% handle straightforward written enquiries within ten days; 100% handle straightforward oral enquiries at once and 100% handle complicated oral enquiries within three working days in both 2003 and 2004. In this connection, please inform this Council of the reasons and justifications for setting the planned performance targets for these three items of services for 2005 at 95% only.

Asked by : Hon. LEE Wing-tat

Reply :

Although the actual achievement rates for answering straightforward written enquiries and straightforward and complicated oral enquiries were 100% in both 2003 and 2004, the target achievement rate for the subject services in 2005 is set at 95%. A more modest performance target is set because we expect that upon the implementation of the Town Planning (Amendment) Ordinance 2004 (the Ordinance) in 2005, more public enquiries on the new planning procedures and practices under the Ordinance will be received. The nature of these enquiries may be very different from the type we have handled previously and the resource implications for handling such enquiries during the transitional period are yet to be assessed.

Having said the above, setting a more modest target does not mean that we would not try to better perform, as illustrated by our efforts and achievements in the past two years.

Signature \_\_\_\_\_

Name in block letters

**B C K FUNG**

Post Title

Director of Planning

Date

2 April 2005

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

**HPLB(PL)103**

Question Serial No.

0240

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (1) Territorial Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : The Planning Department has entrusted a number of planning studies and surveys to consultants. Could the government inform this Council:

- (a) Do the planning studies and surveys entrusted to consultants in 2005 include those mentioned in the Draft Estimates, namely, Planning for Pedestrians, Survey on Shopping Habits, Review of the Harbour Plan, and Area Improvement Studies for Tsim Sha Tsui and for Mongkok?
- (b) Do the planning studies and surveys entrusted to consultants in 2005 include any other study and survey programmes?
- (c) If answer to the above question is affirmative, what are the respective topics and goals of such planning studies and surveys? Why are they entrusted to consultants? Is it possible for the Planning Department or other government department(s) to take them up?
- (d) What are the respective consultancy fees required for these entrusted planning studies and surveys?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) & (b) In addition to the five planning and development studies undertaken by consultants mentioned in sub-paragraph 3 of paragraph 6 of the Draft Estimates, the Planning Department also plans to appoint consultants to undertake two surveys, namely "2005 Cross-Boundary Travel Survey" and "Survey on Propensity to use Private Cars to cross the Boundary", as mentioned in sub-paragraph 2 of paragraph 6.

- (c) The objectives of the two surveys mentioned above are :

2005 Cross-Boundary Travel Survey

The survey is intended to collect information on the socio-economic characteristics of the makers of passenger and vehicular trips across the boundary between Hong Kong and the Mainland, as well as their travelling behaviour including trip purposes, origins and destinations, and transportation arrangements. This is the fourth of such surveys undertaken bi-annually since 1999, basically to monitor and establish the cross-boundary travel trends. The survey will be undertaken at all cross-boundary control points.

Survey on Propensity to use Private Cars to cross the Boundary

Cross-boundary travel by private cars is currently controlled by a quota system jointly administered by the HKSAR and Guangdong authorities. With the anticipated completion of the Hong Kong-Shenzhen Western Corridor in 2006 and the planned Hong Kong-Zhuhai-Macau Bridge, the public aspiration to make cross-boundary trips by private vehicles is expected to increase. The survey is intended to collect information on factors affecting the choice of trip makers using private cars to cross the boundary, their socio-economic characteristics as well as trip characteristics. The survey will focus on Hong Kong private vehicle owners and the information collected will contribute to the review of the private car quota system.

The surveys have to be undertaken within a short time frame and with a statistically sound sample size. There is no in-house resource available in Planning Department and in other concerned Government departments to carry out the above-mentioned surveys and thus they have to be undertaken by survey firms.

- (d) The consultancy fees proposed for the studies mentioned in sub-paragraphs 2 & 3 of paragraph 6 are as follows :

<b>Name of Study</b>	<b>Fees (\$ million)</b>
Study on Planning for Pedestrians	3.46
Survey on Shopping Habits	1.22
Harbour Plan Review	1.28 *
Area Improvement Study for Tsim Sha Tsui	3.98
Area Improvement Study for Mong Kok	5.13
2005 Cross-Boundary Travel Survey	3.31

<b>Name of Study</b>	<b>Fees (\$ million)</b>
Survey on Propensity to use Private Cars to cross the Boundary	1.26

- \* For the Kowloon Central Waterfront Study (Hung Hom) only. Studies on other districts will be undertaken in subsequent years.

Signature \_\_\_\_\_

Name in block letters           B C K FUNG          

Post Title           Director of Planning          

Date           2 April 2005          

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)104**

Question Serial No.

0241

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (3) Ordinance Review

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : The Town Planning (Amendment) Ordinance 2004 is expected to come into operation in 2005, after which the Planning Department will start to work on the "Stage Two" amendments. Could the Government inform this Council of:

- (a) the planned scope and time-table of the "Stage Two" amendments;  
and
- (b) the amount of expenditure to be incurred in the "Stage Two" amendments?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) In the course of examining the Town Planning (Amendment) Bill 2003 by the LegCo, the Administration presented a Paper on the proposed "Stage Two" amendments to the LegCo Panel on Planning, Lands and Works on 27 Jan 2004. The issues which might be addressed at "Stage Two" include the operation and composition of the Town Planning Board (such as membership of the Board, quorum of meeting and declaration of interest by members) as well as the designation of "Special Design Area" and "Environmentally Sensitive Area" on statutory town plans.

After the commencement of the Town Planning (Amendment) Ordinance 2004 covering the "Stage One" amendments and the submission of the related Fees Regulation to the Legislative Council later this year, we will consult stakeholders on the "Stage Two" amendments, including the time-table for the exercise.

- (b) We expect that the expenses to be incurred in carrying out the “Stage Two” amendment exercise would mainly be staff cost. The work involved would be absorbed by existing staff.

Signature	_____
Name in block letters	_____ B C K FUNG _____
Post Title	_____ Director of Planning _____
Date	_____ 6 April 2005 _____

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)105**

**Question Serial No.**

**0242**

Head : 118 Planning Department Subhead (No. & title) : 000 Operational expenses

Programme :

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : The general departmental expenses of the Planning Department for 2005 are estimated at \$48,203,000, representing a large increase of about 32% over the revised estimate of general departmental expenses for 2004, which in turn represents an increase of 27% over that of 2003. In this connection, could the Government inform this Council:

- (a) the reasons for the large increase in general departmental expenses for two consecutive years;
- (b) whether large increase in the said expenses is also expected in the coming five years; and if so, what will be the annual percentage of increase; and
- (c) what measures will there be for reducing the said expenses?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The increases in general departmental expenses for the two consecutive years are mainly due to the implementation of the Town Planning (Amendment) Ordinance 2004 (the Ordinance), which is scheduled for commencement later this year. In 2004-05, additional expenses were incurred in the preparation work for enhancing the transparency of the Town Planning Board meetings, including the fitting-out works for a public viewing room at the North Point Government Offices (NPGO) and a new Planning Enquiry Counter at the Sha Tin Government Offices. The increased expenditure was also due to the fitting-out works for enhancement of computer server rooms at the NPGO, additional expenses related to the Town Planning Board meetings (such as honoraria for Members and costs for promulgating public notices in newspapers) and other recurrent items. For 2005-06, further increase in general departmental expenses is required for promulgating public notices in newspapers, delivering the required documents/notices to the concerned parties and putting up site notices for public inspection. Besides, the expenses for minor consultancy studies previously put under a separate subhead have been subsumed under the general departmental expenses from 2005-06.

- (b) At this stage, we do not anticipate substantial increase in general departmental expenses of the Department in the next five years.
- (c) The additional anticipated expenses mentioned at (a) are mainly for meeting the statutory requirements of the Ordinance and are unavoidable. We should point out that the total estimated expenditure for the Department has been reduced from \$431.8 million in 2004-05 to \$415.3 million in 2005-06.

Signature	_____
Name in block letters	<u>        B C K FUNG        </u>
Post Title	<u>        Director of Planning        </u>
Date	<u>        6 April 2005        </u>

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)106**

Question Serial No.

0236

Head : 118 Planning Department      Subhead (No. & title) :

Programme : (2) District Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : The Secretary for Housing, Planning and Lands announced in mid-March that the public consultation exercise for the West Kowloon Cultural District (WKCD) project would be extended to end of June.

- (a) What are the financial implications of the extension of the public consultation exercise?
- (b) What is the latest estimate of the government's financial involvement in the WKCD project?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) The major role of Planning Department in the WKCD project is to provide planning inputs/advice on the project. We are not directly involved in the public consultation exercise for the WKCD project. I understand that the extension of the public consultation exercise would incur an estimated expenditure of about \$1.6 million. There are no financial implications on Planning Department's vote as a result of the extension of the public consultation exercise.
- (b) The Government is conducting assessment of the screened-in proposals. The assessment is being conducted and supported by various bureaux/departments with staff deployed from their existing establishment as part of their normal duties. The Government will decide the way forward for the WKCD project after taking into account assessment findings and the public opinions received during the public consultation which is currently underway. At this stage, we are not in a position to provide an estimated budget for the whole project.

Signature

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

6 April 2005

[TOP](#)

**Reply Serial No.**

**HPLB(PL)107**

Examination of Estimates of Expenditure 2005-06

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

Question Serial No.

0635

Head : 707 New Towns and Urban Area Development

Subhead :

7119CL, 7193CL,  
7194CL, 7487CL

Programme : -

Controlling Officer : Director of Civil Engineering and Development

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

For the projects listed below, please advise their current progress and details of expenditure for the 2005-06 estimates -

- (1) 7119CL: Tai O development, package 3, engineering works
- (2) 7193CL: Peng Chau development, package 4, engineering works
- (3) 7194CL: Peng Chau development, package 3, stage 2 engineering works
- (4) 7487CL: Tung Chung development phase 3A, reclamation for Areas 51, 52 (part) and 53 to 56

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The works under projects 7119CL, 7193CL, 7194CL and 7487CL were substantially completed in the financial year 2003-04. The 2005-06 provisions for the above projects are for finalizing the contract accounts with the contractors.

Signature \_\_\_\_\_

Name of block letters \_\_\_\_\_

T K TSAO

Post Title \_\_\_\_\_

Director of Civil Engineering  
and Development

Date \_\_\_\_\_

4 April 2005

[TOP](#)