

## **Legislative Council Panel on Housing and Panel on Planning, Lands and Works Policy Initiatives of Housing, Planning and Lands Bureau**

### **Introduction**

The 2005 Policy Agenda just issued lists the HKSAR Government's new and ongoing initiatives over the next two and a half years. This note elaborates, where applicable, on the policy initiatives involving the Housing, Planning and Lands Bureau (HPLB) in the 2005 Policy Agenda. Where necessary, it also gives an account on the position reached on initiatives in the 2004 Policy Agenda.

### **2005 Policy Agenda**

- Annex I 2. A list of HPLB's initiatives in the Policy Agenda 2005 is at Annex I. The details of HPLB's new initiatives and on-going initiatives in the next two and a half years are set out in Annex II.

### **2004 Policy Agenda**

- Annex III 3. An account of the progress of or the position reached on HPLB's initiatives in the 2004 Policy Agenda is at Annex III.

Housing, Planning and Lands Bureau  
January 2005

**List of HPLB Initiatives in the Policy Agenda 2005**

**Vibrant Economy**

**New Initiative:**

We will :

- *Release relevant private housing supply statistics on a regular basis. [HPLBN1]*

**Ongoing Initiatives:**

We are :

- *Refining the Land Titles Ordinance. We will introduce the relevant regulations to prepare for the effective implementation of the new title registration system. [HPLBO1]*
- *Continuing to co-ordinate the timetable for the disposal of railway-property developments to ensure that there would not be adverse impact on the property market. [HPLBO2]*
- *Exploring various options for disposal of the Housing Authority's surplus Home Ownership Scheme blocks. [HPLBO3]*
- *Monitoring housing supply and compiling comprehensive housing supply statistics. [HPLBO4]*

**Caring and Just Society**

**Ongoing Initiatives:**

We are:

- *Implementing the improvement measures for the Pre-Sale Consent Scheme, following completion of a review. [HPLBO5]*
- *Working on measures to speed up the processing of application for small houses. [HPLBO6]*
- *Reviewing the mechanism for the determination of domestic rents for public housing. [HPLBO7]*
- *Maintaining supply of public rental housing for needy applicants with an average waiting time of around three years. [HPLBO8]*

## **Enlightened People with a Rich Culture**

### **Ongoing Initiative:**

We are :

- *Formulating a comprehensive development package for the integrated arts, cultural and entertainment district in West Kowloon. [HPLBO9]*

## **Environmentally Responsible Development**

### **New Initiative:**

We will :

- *Develop a performance-based regulatory system to facilitate modern and innovative building design. [HPLBN2]*
- *Solicit the support of the Hong Kong Housing Society to provide assistance to owners of old buildings so as to promote proper management and maintenance of such buildings. [HPLBN3]*

### **Ongoing Initiatives:**

We are :

- *Continuing our efforts to enhance building management and maintenance of private housing through public education, publicity and participation of professional bodies. We are working towards a second stage public consultation focusing on the feasibility of introducing mandatory building inspections in response to public views. [HPLBO10]*
- *Ensuring that our planning and land use objectives are geared towards our mission to protect the Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike. Apart from Central, Wan Chai North and Kai Tak, the Government will not undertake any further reclamation in the Harbour. Our policy will be reflected in relevant town plans. [HPLBO11]*
- *Developing a land use, transport and environment strategy under the Hong Kong 2030 study to guide the long-term development of Hong Kong. [HPLBO12]*
- *Streamlining the town planning process under the Town Planning Ordinance and enhancing openness of the planning system. [HPLBO13]*

- *Undertaking a review of the urban regeneration policy with a view to speeding up urban renewal, including a review of the Urban Renewal Strategy and examination of ways to facilitate private sector participation in urban renewal. [HPLBO14]*
- *Drawing up a minor works control system to streamline statutory procedures for processing such works in order to improve the legislative framework for building control and building safety. [HPLBO15]*
- *Consulting various stakeholders with a view to formulating preliminary proposals on small house policy for more in-depth discussion. [HPLBO16]*
- *Reviewing the development intensity in public housing projects to enhance the living environment and cost-effectiveness within permitted plot ratio. [HPLBO17]*

## **2005 Policy Agenda of Housing, Planning and Lands Bureau**

Since July 2002, the Secretary for Housing, Planning and Lands has conducted a comprehensive review of the policies in the areas of housing, planning and lands under his charge, and has also re-considered the focus of our work. The ensuing paragraphs set out the policy objectives and strategies of the Housing, Planning and Lands Bureau for the next two and a half years.

### **Implementation of the Housing Policy**

2. The property market is closely linked to the local economy and people's livelihood. Since the announcement of the Statement on Housing Policy, the property market has developed steadily in the past two years. According to the information of the Rating and Valuation Department and the Hong Kong Monetary Authority, as compared to end of 2003, property prices as at end of 2004 have climbed 27%, and the value of total housing assets has risen by \$535 billion. The number of negative equity has dropped substantially from over 100,000 at the peak to some 25,000 as at September 2004. This shows that the re-positioned housing policy is taking effect and is in the interest of the community as a whole.

### **Facilitating Smooth Operation of the Property Market**

3. In order to facilitate smooth operation of the property market, following the completion of a comprehensive review of the Pre-Sale Consent Scheme in 2003, Lands Department (Lands D) has formulated a number of new improvement measures, which include requiring developers to provide more information, obtaining prior consent from Lands D before solicitors are changed, and seeking consent of banks which provide mortgages and solicitors' firms for transfer of sales proceeds. Developers are responsible for notifying purchasers of any delay in works. Lands D has implemented all improvement measures which will promote the smooth operation of the Pre-Sale Consent Scheme. *[HPLBO5]*\*

4. The Legislative Council passed the Land Titles Bill on 7 July 2004. The object of the Land Titles Ordinance (LTO) is to introduce a new land title registration system (LTRS) to replace the present Deeds Registration System. The LTRS will give greater security to property interests and simplify conveyancing.

---

\* Reference inside [ ] relates to that of relevant initiatives of the 2005 Policy Agenda listed in Annex I.

5. When passing the Ordinance, the Legislative Council noted the extensive preparatory work involved and a variety of issues that required further examination before the Ordinance could commence operation. We need to resolve all outstanding issues identified in the examination of the Bill, carry out a review and thereafter refine the LTO. We also need to develop and put in place all necessary regulations for the effective implementation of the LTRS. We have now begun the review and commenced other preparatory work. It is anticipated that the Land Titles (Amendment) Bill and the regulations will be introduced into the Legislative Council for scrutiny by the end of 2005. *[HPLBO1]*

### **Supply and Demand in the Property Market**

6. In the Policy Agenda 2004, we undertook to compile comprehensive housing supply statistics for the purpose of monitoring private housing supply. During the past year, we have established such a database, providing reliable and useful information for us to formulate timely measures to cater for new circumstances. *[HPLBO4]*

7. To further enhance the transparency of this database of housing supply statistics, and to enable the public to have a clearer picture of the flat supply situation based on factual data, we will, with effect from 2005, start to release on a quarterly basis statistics on private housing supply in the primary market. We will make available through our website statistics on the number of private residential units in respect of which construction commenced and completed in the past few years, and the number of unsold units in completed projects and that of units still under construction. Releasing these statistics on a regular basis will give a time-series picture of the supply situation in the primary market as seen at different points in time. We believe that members of the public will find this a useful source of reference as they make their own assessment of the supply situation. *[HPLBN1]*

### **Land Supply**

8. As regards land supply, the Government resumed the Application List System from January 2004. The 2004-05 Application List comprises a total of 17 sites, including 14 residential sites and three commercial/business sites. The residential sites have a total area of about 10.5 hectares. Six of the sites are located on Hong Kong Island, five in Kowloon and three in the New Territories. As of now, five residential sites have been sold.

9. Lands D is considering the 2005-06 Application List which would be made available for application and bidding by developers. We will make an announcement in due course.

10. To ensure that there would not be any adverse impact on the property market, we will continue to liaise closely with the two railway corporations through the established mechanism to co-ordinate the timetable for the disposal of railway-property developments. *[HPLBO2]*

### **Disposal of Surplus Home Ownership Flats**

11. We have continued with our efforts to dispose of surplus home ownership flats through market-friendly means. In 2004, the Housing Authority sold 4 304 flats to the Government for use as departmental quarters for the disciplined services. Another 2 920 flats were converted to public rental housing. The Housing Authority had also examined further the feasibility of converting the remaining 3 040 flats to guesthouse use. However, the proposal we have received from a Mainland-based developer entails the sale of the flats for use as time-sharing holiday homes but without corresponding changes to the original residential land use. This is tantamount to selling the flats as private flats in the open market and hence inconsistent with the Government housing policy to withdraw its participation in the private housing market. In view of this, the Housing Authority has decided not to further consider the option of converting surplus Home Ownership Scheme flats into visitor accommodation. The Housing Authority will continue to consider the best disposal arrangements for the remaining 3 040 surplus Home Ownership Scheme flats. *[HPLBO3]*

### **Public Housing Policy**

12. Government and the Housing Authority are committed to maintaining the average waiting time for public rental housing at around three years. We have come a long way in achieving this objective. The average waiting time has been substantially reduced from 6.6 years in 1997 to 1.8 year as at present. For elderly singletons, their average waiting time is less than one year. The number of applicants on the waiting list has also been reduced from some 140 000 in 1997 to around 93 000. Government and the Housing Authority will continue to plan, within permitted resources, the public rental housing development programme on the basis of maintaining the average waiting time at around three years. *[HPLBO8]*

13. The Housing Authority originally planned to divest its retail and car-parking facilities through an initial public offering (IPO) of The Link Real Estate Investment Trust (The Link REIT) in December 2004. However, the Authority faced an eleventh hour legal challenge against its statutory power to divest those facilities. Although both the Court of First Instance and the Court of Appeal ruled in favour of the Authority and reaffirmed that the Housing Authority has the power to divest its properties, there was insufficient time before the date of launch of the IPO to achieve finality to the legal challenge

given the right of the challenger to appeal to the Court of Final Appeal. To safeguard the interest of the Authority and investors, the Housing Authority decided not to proceed with the listing as originally scheduled. The Authority is preparing for a re-launch of the IPO as soon as practicable having regard to the advice of regulators and the relevant advisors involved in the project. The Government will continue to provide all necessary support to the Housing Authority in this regard.

14. In October and November 2002, two Public Rental Housing (PRH) tenants applied for judicial review of the decisions of the Housing Authority to defer reviewing the rents of the PRH estates. On 11 July 2003, the Court of First Instance (CFI) of the High Court ruled in favour of the applicants. The Authority lodged appeals against the CFI's ruling. On 22 November 2004, the Court of Appeal (CA) allowed the Authority's appeals by a unanimous decision. In brief, the CA ruled that:-

- (a) the Housing Ordinance does not place a duty on the Housing Authority to conduct a rent review every three years or within any time frame;
- (b) the 10% median rent-to-income ratio (MRIR) requirement only applies if there is a decision to vary rent; and
- (c) a deferment of rent review does not amount to a determination of variation of rent.

On 18 December 2004, the applicants of the judicial review applied for leave from the CA to appeal to the Court of Final Appeal. Leave was granted by the CA on 7 January 2005. The Authority will continue to follow-up the judicial review in conjunction with its legal team.

15. The Housing Authority's Ad Hoc Committee on Review of Domestic Rent Policy has concluded its initial deliberations on the key issues relevant to the formulation of a new mechanism for setting and adjusting the rents of public housing. We are putting together the Ad Hoc Committee's findings into a paper for public consultation.

16. Subject to the legal advice and progress of the legal proceedings concerning the judicial review of the Authority's decisions to defer rent review, we tentatively aim to consult the public on the initial findings of the Ad Hoc Committee in early 2005. The Ad Hoc Committee will carefully consider and analyse the public comments before finalising its recommendations and report for submission to the Housing Authority. [HPLBO7]

## **Planning and Lands Policies**

### **Planning for Hong Kong**

17. The Hong Kong 2030 Study provides a planning framework for the long-term development of Hong Kong. The Study is divided into four stages, with extensive public consultation at the end of each stage of study. The Stage 3 study has just completed with the Stage 3 Public Consultation Report published on 9 December 2004. Stage 4 of the study has commenced and the focus of work includes the formulation of the “Preferred Development Option” and “Planning Strategy”, and the undertaking of various technical assessments including sustainability assessment. In the process, we will abide by the principle of sustainable development. We aim to complete Stage 4 of the study before end 2005. *[HPLBO12]*

18. The Town Planning (Amendment) Ordinance 2004 was passed by the Legislative Council in July 2004 and our target is to bring it into effect in first quarter of 2005. Upon commencement, part of the meetings of the Town Planning Board will be opened up to provide more opportunities for public participation in the planning process. We will continue to work closely with the professions and the community at large with a view to promoting an efficient and transparent planning system. *[HPLBO13]*

19. We have formulated a comprehensive development package for an integrated arts, cultural and entertainment district to enhance Hong Kong’s status as Asia’s premiere centre of arts, culture and entertainment. We issued an Invitation for Proposals for the development of the West Kowloon Cultural District on 5 September 2003, and received five submissions by the submission deadline on 19 June 2004. Three of them have met the mandatory requirements and are being further assessed. To help the public better understand the screened-in proposals and facilitate an informed discussion, we have commenced a 15-week public consultation exercise on 16 December 2004. We will take into account public views for negotiations with shortlisted proponents and selection of a preferred proposal. *[HPLBO9]*

20. We will ensure that the planning and land use of the harbour-front of the Victoria Harbour are geared towards our goal of protecting and beautifying the Harbour. We fully agree that the Harbour should be protected and preserved as a special public asset and a natural heritage of Hong Kong people. We have announced repeatedly that apart from Central, Wan Chai North and Kai Tak, the Government will not undertake any further reclamation inside the Harbour. This principle will be followed through in the formulation of the relevant town plans.

21. At present, we are working closely with the Harbour-front Enhancement Committee (“HEC”) in conducting a comprehensive planning and engineering review for Wan Chai North and Kai Tak, to ensure full compliance with the requirements of the Protection of the Harbour Ordinance and the judgment of the Court of Final Appeal in relation to harbour reclamation. We have started extensive public consultation for Kai Tak and will soon conduct similar consultation for Wanchai North. We will make sure that public views are fully canvassed and reflected in the development schemes.

22. Formed in May 2004, the HEC comprises members from groups concerned with the development of the Harbour, professional institutions and personnel, business organizations and local personalities. The HEC advises the Government on planning, land uses and developments along the existing and new harbour-front. We will continue to work closely with the HEC to enhance the harbour-front and make it a vibrant and accessible attraction for the enjoyment of residents and tourists alike. *[HPLBO11]*

23. The Housing Department has taken actions to address issues relating to development intensities both within the public housing sites and in the larger community. We have explored opportunities for rezoning public housing redevelopment sites within congested districts for non-residential uses. For example, the site at Lam Tin Estate Phase 9 will be used for the development of a Family Leisure Centre, and the sites at Lam Tin Estate Phase 10 and Sau Mau Ping Estate Phase 12 will be used as open spaces.

24. In the planning and design of public housing projects on committed housing sites, we have and will continue to optimize development intensities under the permitted plot ratios by taking into consideration cost-effectiveness of the development while maintaining a sustainable and livable environment for our residents. We have optimized the development intensity on a number of selected sites, including Tin Shui Wai Area 103, Choi Wan Road Site 1 Phases 1 and 2, Sau Mau Ping Estate Phases 13 and 14 and Lam Tin Estate Phases 7 and 8. *[HPLBO17]*

### **Building Care and Control**

25. The current Buildings Ordinance was enacted in 1955 and most of the ancillary regulations are in the form of prescriptive standards. To tie in with the international trend and to facilitate modern and innovative building design, it is desirable to transform some of the prescriptive standards stipulated in the regulations to performance-based requirements.

26. We have commissioned several consultancies to review the relevant regulations in respect of drainage systems, lighting and ventilation, and building construction. We are also consulting the industry on the proposed performance-based requirements with a view to refining these proposals. We plan to introduce the relevant amendment regulations in LegCo in 2006. *[HPLBN2]*.

27. To tackle the long-standing building neglect problem, we have earlier launched a public consultation exercise on building management and maintenance with a view to engaging the community in full discussion on the appropriate way forward. The majority of comments received agree that, as with other forms of property ownership, it is undisputedly the owners' responsibility to properly maintain and manage their buildings. Nonetheless, we do recognize that certain sectors of the community, for example the elderly owners of older buildings, may face genuine problems in discharging their responsibility because of a lack of expertise and financial means.

28. To provide comprehensive one-stop assistance to owners to upkeep their buildings, we are pleased to have solicited the support and agreement of the Hong Kong Housing Society (HKHS) to roll out a ten-year building management and maintenance scheme. On the strength of HKHS's experience and expertise in building management and maintenance, owners will be provided with technical advice and incentives as well as interest-free loan to improve their living environment. HKHS has set aside \$3 billion for the implementation of the scheme. Details of the scheme will be announced shortly *[HPLBN3]*.

29. The results of the public consultation on building management and maintenance also reveal a broad community preference for putting in place some form of mandatory requirements on owners as an effective measure to ensure proper building management and maintenance. In this connection, the introduction of mandatory building inspection is believed to be a practicable and effective long-term solution to arrest building decay. Guided by public preference concerning the broad future direction, we are working towards a second stage public consultation, focusing on the feasibility of introducing mandatory building inspection. As the introduction of any mandatory requirement needs to be fully justified and should have the support of the community, we will carefully consider its implications and fully engage the public before finalising the implementation details. The results of the public consultation and our proposed way forward are set out in fuller details in the report of the consultation on building management and maintenance. We will also continue our concerted efforts to enhance building management and maintenance of private housing through public education, publicity and participation of professional bodies. *[HPLBO10]*

30. In April 2003, we introduced the Buildings (Amendment) Bill 2003 into the LegCo containing, inter alia, the proposal of the minor works control regime. With the agreement of the Bills Committee, the minor works proposal was dropped from the Bill to allow more thorough consultation with the industry. Subsequently, a Working Group comprising representatives from the professional institutions, the Hong Kong Construction Association and the Minor Works Concern Group was formed to further develop the proposal. The proposal aims to simplify the statutory requirements and streamline procedures for carrying out small-scale building works, such as the erection of internal staircases, window canopies and advertising signboards. The Working Group is making considerable progress. In view of their complexity, further time is needed to finalize issues including the registration requirements of minor works contractors, the detailed list of minor works, and the interface with the Construction Workers Registration Ordinance. We will continue to work with the stakeholders and aim to introduce a Buildings (Amendment) Bill in the 2005-06 legislative session to take forward the revised proposal. *[HPLBO15]*

31. The Buildings Department (BD) has stepped up its enforcement against building defects and unauthorized building works (UBWs) in recent years, with the average number of statutory orders issued to rectify building (including drainage) defects and to remove UBWs each year increasing more than five-fold as compared to 1998. BD will keep up the momentum in its enforcement work. With the support and assistance offered by the Urban Renewal Authority and HKHS in the area of building rehabilitation, the enforcement work of BD would become more effective given that building owners who had difficulties in the past should be more inclined to follow up on BD's orders. In addition, with the HKHS taking up part of the work over liaison with owners and the follow up assistance in respect of BD's Co-ordinated Maintenance of Buildings Scheme and other building safety initiatives, the Department will devote the resources concerned to further strengthen its enforcement work.

## **Urban Renewal**

32. Apart from promoting proper building management and maintenance, the Government is committed to regenerating our older urban areas. The Urban Renewal Authority (URA) has rolled out steadily over the past three years an enhanced urban renewal programme comprising redevelopment, rehabilitation, preservation and revitalization covering over 300 buildings.

33. Other than the URA's continued efforts in its target areas, the private sector's involvement in urban renewal has been and will remain an important locomotive for improvement of the older urban fabric. Over the last ten years, the private sector has initiated about 1,000 redevelopments. Given the scale of the urban decay problem, the Government is aware of the need to fully engage and facilitate the private sector in urban renewal. To expedite urban renewal, we are undertaking a review of the urban regeneration policy, including a review of the Urban Renewal Strategy and examination of ways to facilitate private sector participation in urban renewal. We aim to consult the public and the concerned parties on the review within this year [HPLBO14].

### **Small Houses**

34. We have set up an inter-departmental working group to look into various issues relating to the policy, having regard to the social, economic and environmental development in the New Territories. We will continue our work and consult various stakeholders with a view to making preliminary proposals available for more in-depth discussion. [HPLBO16]

35. Lands D has drawn up a set of updated procedures to streamline the processing of small house applications for consultation with Heung Yee Kuk (HYK). To speed up the application process, applications will be categorized into straightforward and non-straightforward cases with clear processing procedures stipulated for each category. The processing time of straightforward cases can be substantially shortened under the new procedures.

36. As regards non-straightforward cases which involve complex problems such as local objections, the provision of emergency vehicular access etc., Lands D will, where possible, assist the applicants to resolve these problems. For example, on the issue of local objections, Lands D is consulting HYK on a new set of guidelines for handling such objections. If implemented, the processing of small house applications can be further expedited.

37. Lands D is discussing with HYK on the details of the revised procedures. [HPLBO6]

## **Conclusion**

38. In the days ahead, we will focus on the most fruitful and flexible use of our precious housing and land resources. We will continue to work closely with various public and private organizations including the Housing Authority, the Housing Society and the Urban Renewal Authority to ensure effective co-ordination and maximum efficiency in the use of resources and manpower. We look forward to your support so that we can work together for the long-term planning and housing development of Hong Kong to create a better living environment.

**List of Initiatives of Housing, Planning and Lands Bureau in the Policy Agenda 2004*****Vibrant Economy***

<b><u>Initiative</u></b>	<b><u>Progress Made/Present Position</u></b>
<b><i>Continuing to co-ordinate the timetable for the disposal of railway-property developments to ensure that there would not be adverse impact on the property market.</i></b>	Please refer to HPLBO2 and paragraph 10 of the paper at Annex II.
<b><i>Monitoring housing supply and compiling comprehensive housing supply statistics.</i></b>	Please refer to HPLBO4 and paragraph 6 of the paper at Annex II.
<b><i>Providing assistance as necessary to enable the Housing Authority to divest through public listing its retail and car-parking facilities.</i></b>	Please refer to paragraph 13 of the paper at Annex II.
<b><i>Relaxing statutory restrictions on security of tenure with a view to resuming the free operation of the private rental market.</i></b>	One of the thrusts of our housing policy is to minimize government intervention in the operation of the market as far as possible. To this end, we introduced the Landlord and Tenant (Consolidation) (Amendment) Bill 2003 into the Legislative Council in 2003, seeking to remove provisions guaranteeing security of tenure for domestic tenants and restricting the freedom of landlords in leasing their own properties. The Bill was passed in June 2004 and took effect in July 2004. Action completed.
<b><i>Promoting a title registration system to give greater security to interests in land and property and simplifying conveyancing.</i></b>	Please refer to HPLBO1 and paragraphs 4 and 5 of the paper at Annex II.
<b><i>Exploring various options for disposal of the Housing Authority's surplus Home Ownership Scheme blocks.</i></b>	Please refer to HPLBO3 and paragraph 11 of the paper at Annex II.
<b><i>Exploring further opportunities for outsourcing the Housing Authority's services.</i></b>	The Housing Department will continue to explore further opportunities to expand the scope and coverage of outsourcing its estate management and maintenance services. Ongoing.

### *Caring and Just Society*

<b><u>Initiative</u></b>	<b><u>Progress Made/Present Position</u></b>
<i>Implementing the improvement measures for the Pre-Sale Consent Scheme.</i>	Please refer to HPLBO5 and paragraph 3 of the paper at Annex II.
<i>Considering how best to speed up the processing of application for small houses.</i>	Please refer to HPLBO6 and paragraphs 35 to 37 of the paper at Annex II.
<i>Reviewing the mechanism for the determination of domestic rents for public housing.</i>	Please refer to HPLBO7 and paragraphs 14 to 16 of the paper at Annex II.
<i>Maintaining supply of public rental housing for needy applicants with an average waiting time of around three years.</i>	Please refer to HPLBO8 and paragraph 12 of the paper at Annex II.

### *Enlightened People with a Rich Culture*

<b><u>Initiative</u></b>	<b><u>Progress Made/Present Position</u></b>
<i>Formulating a comprehensive development package for the integrated arts, cultural and entertainment district in West Kowloon.</i>	Please refer to HPLBO9 and paragraph 19 of the paper at Annex II.

### *Environmentally Responsible Development*

<b><u>Initiative</u></b>	<b><u>Progress Made/Present Position</u></b>
<i>Ensuring that our planning and land use objectives are geared towards our mission to protect the Victoria Harbour and enhancing it for the enjoyment of our residents and visitors alike. Apart from Central, Wan Chai North and South East Kowloon, the Government will not undertake any further reclamation in the Harbour. Our policy will be reflected in relevant town plans.</i>	Please refer to HPLBO11 and paragraphs 20 to 22 of the paper at Annex II.

<b><i>Reviewing the development intensity in public housing projects to enhance the living environment and cost-effectiveness within permitted plot ratio.</i></b>	Please refer to HPLBO17 and paragraphs 23 and 24 of the paper at Annex II.
<b><i>Studying various options and promoting discussion on how to speed up the urban renewal process.</i></b>	Please refer to HPLBO14 and paragraphs 32 and 33 of the paper at Annex II.
<b><i>Developing a land use, transport and environment strategy under the Hong Kong 2030 study to guide the long-term development of Hong Kong.</i></b>	Please refer to HPLBO12 and paragraph 17 of the paper at Annex II.
<b><i>Enhancing building management and maintenance of private housing through education, publicity, and greater participation of professional bodies and the private sector, and initiating discussions on ways to provide one stop service to owners of private buildings.</i></b>	Please refer to HPLBO10 and paragraph 29 of the paper at Annex II.
<b><i>Improving the legislative framework for building control and building safety.</i></b>	<p>The Buildings (Amendment) Bill 2003 was passed on 23 June 2004 and most provisions of the Buildings (Amendment) Ordinance 2004 commenced on 31 December 2004. These provisions include the mandatory provision of emergency vehicular access in new buildings, registration of geotechnical engineers, issue of warning notices against unauthorized building works, power of prosecution on uncooperative owners, and increased fines.</p> <p>Please also refer to HPLBO15 and paragraph 30 of the paper at Annex II.</p>
<b><i>Streamlining the town planning process under the Town Planning Ordinance and enhancing openness of the planning system.</i></b>	Please refer to HPLBO13 and paragraph 18 of the paper at Annex II.
<b><i>Consulting various stakeholders with a view to making preliminary proposals on small house policy for more in-depth discussion.</i></b>	Please refer to HPLBO16 and paragraph 34 of the paper at Annex II.