

**Replies to supplementary questions raised by Finance Committee Members in
examining the Estimates of Expenditure 2006-07**

Director of Bureau : Secretary for Housing, Planning and Lands

Session No. : 13

File name : S-HPLB(PL)-e1.doc

Reply Serial No.*	Question Serial No.	Name of Member#	Head	Programme
S-HPLB(PL)01	S62	CHAN Yuen-han	138	Buildings, Lands and Planning
S-HPLB(PL)02	S69	KWOK Ka-ki	138	Buildings, Lands and Planning
S-HPLB(PL)03	S70	KWOK Ka-ki	138	Buildings, Lands and Planning
S-HPLB(PL)04	SV24	LEE Wing-tat and YEUNG Sum	82	Buildings and Building Works
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S-HPLB(PL)07	SV04	WONG Kwok-hing	82	Buildings and Building Works
S-HPLB(PL)08	SV30	CHAN Wai-yip, Albert	91	Land Administration
S-HPLB(PL)09	S59	CHAN Yuen-han	91	-

@ *Delete if not applicable.*

^ *Should indicate the "Controlling Officer" instead for those sessions not under the purview of any Bureau.*

* (a) *Hyperlinks to be established for easy access to the respective questions, which are attached in the order of the Reply Serial Number in consecutive pages in the same consolidated computer file; and*

(b) *Controlling Officer should allocate a new set of Reply Serial Number with the prefix of "S-" for replies to the supplementary verbal and written questions, e.g. S-FSTB(Tsy)-c.doc or S-FSTB(Tsy)-e.doc.*

The name of FC Members should begin with the surname in capital letters.

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

Reply Serial No.

S-HPLB(PL)01

Question Serial No.

S62

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

Subhead (No. & title) :

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 : According to Reply HPLB(PL)003, as consolidation of past efforts is under way regarding the West Kowloon Cultural District (WKCD), only the Consultative Committee will be set up at this stage and adjustments and details concerning other WKCD work and the estimates are still pending. Please advise:

- (a) around what time will the details of the work and the estimates be known;
- (b) whether, for the 3 supernumerary directorate posts originally to be created as a result of the WKCD, there is still a need for their creation in the coming year and if not, what will be done to the provision concerned; and
- (c) how the Government would increase the provision concerned if there is a breakthrough for the WKCD project in the coming year.

Asked by : Hon. CHAN Yuen-han

Reply :

- (a) The Consultative Committee, supported by three Advisory Groups, will re-examine, with a view to re-confirming the need for the Core Arts and Cultural Facilities in the West Kowloon Cultural District (WKCD). The Consultative Committee will endeavor to submit its findings to the Government in six months' time. The findings of the Consultative Committee will provide a good basis for the Government to formulate an appropriate development approach for the WKCD. Details of the other WKCD work and estimates have yet to be worked out.
- (b) Following Government's announcement to discontinue the Invitation for Proposals process on 21 February 2006, we are reviewing the need for creating the three posts in question in the Housing, Planning and Lands Bureau and are examining the resources required to support the coming consultation exercise for WKCD in conjunction with the Home Affairs Bureau.

- (c) We will continue to deploy necessary resources to meet the need of the project under the established mechanism.

Signature	_____
Name in block letters	Mr Robin Ip
Post Title	Permanent Secretary for Housing, Planning and Lands (Planning and Lands) Atg
Date	20 March 2006

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

Reply Serial No.

S-HPLB(PL)02

Question Serial No.

S69

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 Reply Serial No. HPLB(PL)020, please provide the following information:

- 1) The difference between the revised and original estimates of the Harbour-front Enhancement Committee (HEC) for 2005-06.
- 2) Expenditure on HEC work in 2005-06 includes:
 - a) public engagement activities (\$1,080,000)
 - b) support for HEC and Sub-committee meetings and activities (\$135,000)

Please provide a breakdown of the above two items of expenditure, covering activities concerned, number of public participants, number of government officials attended and the resources incurred by the Central Reclamation Phase III (CRIII) and the proposed Wan Chai Development Phase II (WDII) and South East Kowloon Development (SEKD).

- 3) The Government stated that: "For 2006-07, the HEC will continue to be served by the same level of manpower resources. We will also reserve \$5 million for HEC's public engagement and other activities in 2006-07". Please provide a breakdown of the activities that the HEC plans to launch in relation to the CRIII and the proposed WDII and SEKD, and provide the budget for each activity in details.

Asked by : Hon. KWOK Ka-ki

Reply :

- 1) For 2005-06, we have reserved \$5 million to meet the requirement of HEC and its Sub-committees in launching public engagement and other activities. Of this reserved sum, the expenditure incurred in the year is about \$1.2 million.
- 2)
 - (a) The breakdown of \$1.08 million for the various public engagement activities is:

<u>Item</u>	<u>Particulars</u>	<u>\$'000</u>
(i)	Central Harbourfront and Me (CHarM) public participatory programme	265
(ii)	Stage 2 Public Participation of Kai Tak Planning (KTP) Review (also known as South East Kowloon Development (SEKD) Review)	360
(iii)	Envisioning Stage of Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER) under Wan Chai Development Phase II (WDII) Review	455
	<i>Total</i>	<i>1,080</i>

Items (ii) and (iii) above are related to the SEKD Review and WDII Review respectively.

The breakdown of estimated numbers of public participants and government officials for the above public engagement activities is:

<i>Item</i>	<i>Participants Activities</i>	<i>No. of public participants</i>	<i>No. of government officials attended</i>	<i>Total</i>
(i)	CHarM	2 950	30	2 980
(ii)	Stage 2 Public Participation of KTP Review	500	30	530
(iii)	HER under WDII Review	580	170	750
	<i>Total</i>	<i>4 030</i>	<i>230</i>	<i>4 260</i>

- (b) The breakdown of \$135,000 for HEC and its Sub-committee meetings and activities is:

<u>Item</u>	<u>Particulars</u>	<u>\$'000</u>
(i)	HEC and Sub-committee meetings	93
(ii)	Updating and maintenance of the HEC website	42
	<i>Total</i>	<i>135</i>

The HEC and its Sub-committee meetings are open to the public. However, we have not kept registers on public attendance.

- 3) The public engagement activities as mentioned in 2(a) above will continue and incur expenditure in 2006-07 and the respective Sub-committees are planning the detailed programmes as well as estimating the funding requirements.

Signature _____

Name in block letters Robin Ip

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

Date 20 March 2006

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Examination of Estimates of Expenditure 2006-07
**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

Reply Serial No.

S-HPLB(PL)04

Question Serial No.

SV24

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 : Hon LEE Wing-tat and Dr Hon YEUNG Sum requested the Administration to provide a list of projects where green features had been exempted from Gross Floor Area and Site Coverage calculations since the implementation of the policy to promote the construction of green and innovative buildings; and details on the green features involved and the respective figures in Gross Floor Area and Site Coverage exemption for each project.

Asked by : Hon. LEE Wing-tat and Dr Hon YEUNG Sum

Reply :

There are around 120 building projects completed with green features since the implementation of the policy to promote the construction of green and innovative buildings, with the issue of Joint Practice Note (JPN) Nos. 1 and 2 in February 2001 and February 2002 respectively by the Buildings Department, Lands Department and Planning Department. The total gross floor area (GFA) of the various types of green features in these building projects, as extracted from data records kept by the Buildings Department for statistical purpose is attached at the Appendix.

The exemption of green features is governed by a set of criteria laid down in the JPNs. First of all, the cumulative GFA exemption for balconies; wider corridors and lift lobbies; acoustic fins; sunshades and reflectors; wing walls, wind catchers and funnels; and mail delivery room with mailboxes are subject to a cap of 8% against the total permitted GFA of the development. Moreover, the design and provision of each type of green feature have to fulfill the relevant requirements before they may be accepted for exemption from GFA calculation. For example, the area of each balcony cannot be smaller than 2m² nor greater than 4% of the usable floor area of the unit concerned, and is subject to a maximum of 5m². This is to ensure that the balcony would not be too small to perform the functions of a balcony nor too large as to have a negative effect on building bulk. The area of the utility platform permitted to be exempted from GFA calculation per residential unit is likewise subject to a maximum area of 1.5m² irrespective of the area of the unit. The JPNs also set out requirements for the other types of green features with a view to preventing excessive provision, for example, the number or size of certain features are specified in relation to the number of storeys or flats in the building.

Signature	_____
Name in block letters	<u>CHEUNG Hau-wai</u>
Post Title	<u>Director of Buildings</u>
Date	<u>20 March 2006</u>

Appendix

**Green Features
Exempted from Gross Floor Area Calculations
in Building Projects Completed
(as at End of February 2006)**

	Green Features	Total Gross Floor Area of the Green Features (m²)
JPN 1	Balconies*	85,800
	Wider corridors and lift lobbies*	25,900
	Communal sky gardens	3,800
	Communal podium gardens (in commercial or industrial buildings)	3,700
	Acoustic fins*	60
	Sunshades & reflectors*	3,500
	Wing walls, wind catchers and funnels*	0
JPN 2	Non-structural prefabricated external walls	28,600
	Utility platforms	41,900
	Mail delivery rooms with mailboxes*	390
	Noise barriers	0
	Communal sky gardens for non-residential buildings	0

- Note :**
1. The cumulative gross floor areas of the features with * are subject to a cap of 8% against the total permitted gross floor area for the development concerned.
 2. The data records are kept for statistical purpose only.

Examination of Estimates of Expenditure 2006-07
**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

Reply Serial No.

S-HPLB(PL)05

Question Serial No.

S45

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 : According to the reply of HPLB(PL)037, the Administration will step up prosecution actions against those owners who failed to comply with the removal orders. As most of the unauthorised building works (UBWs) are erected at old tenement buildings where the owners are mostly elderly people, does the Administration currently provide any assistance or lenient measures to these owners who are in financial difficulties so as to help them remove these UBWs?

Asked by : Hon. WONG Kwok-hing

Reply :

Regarding elderly owners who encounter financial difficulties in the removal of UBWs, they may apply for an interest-free loan from the Buildings Department's Comprehensive Building Safety Improvement Loan Scheme. They may also apply for extending the period of repayment of the loan from 36 to 72 monthly instalments or, in exceptional circumstances, to an unspecified period until the transfer of title of the property or death of the borrower, whichever takes place earlier.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

18 March 2006

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Examination of Estimates of Expenditure 2006-07
**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

Reply Serial No.

S-HPLB(PL)06

Question Serial No.

S55

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 Reply Serial No. HPLB(PL)051:

- (a) How much would be spent on the purchase of new equipment items (e.g. infrared system) for detecting water seepage? How many items of this kind would be purchased? Are they adequate in number to cater for the needs of the whole territory?
- (b) What are the details of the \$12 million-contract for outsourcing the investigation work of water seepage? If the pilot joint office, that was previously launched, is deemed to be a success, why there is a need to outsource the work to private consulting firms? Please provide the comparison between these two arrangements in terms of the efficiency, success rate and days shortened for completing an investigation? Why nearly half of the annual operating cost (i.e. \$26 million) is to be spent on the outsourcing arrangement? Please give the reasons.

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) A list of testing equipment items used by the pilot Joint Office (JO) in Shamshuipo and those to be purchased under the expanded JO programme for detecting water seepage is shown in the table below.

Testing Instruments	Unit Price (\$)	Pilot JO		Expanded JO	
		No.	Total Expenditure (\$)	No.	Total Expenditure (\$)
Infra-red thermo imager	200,000	1*	200,000	-	-
Moisture meter (model BLD 5800)	9,000	2*	18,000	-	-
Moisture meter (model BLD 5360)	4,000	10*	40,000	107	428,000
Fluorescent Dye UV Lamp Set	2,100	4*	8,400	41	86,100

* The equipment used by the Pilot JO will continue to be used under the expanded JO programme.

We consider the number of equipment items adequate to cater for the work of the JO which will cover the whole territory.

- (b) The BD and FEHD will extend the JO model to the whole territory with an additional provision of \$80M to implement a three-year programme starting from April 2006. The expanded JO will need sufficient manpower to handle an increasingly large number of water seepage complaints received each year. With the total annual operating cost of \$26M, BD intends to employ a total of 48 building professional/technical officers to undertake investigation as well as enforcement work. A budget of \$12M will be set aside for outsourcing part of the investigation work to private consulting firms with the aim to compare the effectiveness and efficiency of the two arrangements. An evaluation of the relative effectiveness and efficiency of the two arrangements will be conducted in due course. FEHD will meet the manpower requirement through internal redeployment.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

20 March 2006

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Examination of Estimates of Expenditure 2006-07
**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

Reply Serial No.

S-HPLB(PL)07

Question Serial No.

SV04

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 : Hon WONG Kwok-hing requested the Administration to provide the number of infra-red equipment items, the expenditure in purchasing those equipment items and the number of water seepage tests carried out using those equipment items.

Asked by : Hon. WONG Kwok-hing

Reply :

An infra-red thermographic imager has been purchased for use by the pilot Joint Office (JO) in Shamshuipo at the price of \$200,000.

The infra-red thermographic imager can capture the temperature of different parts of a surface by showing an image of the part with water with a different spectrum of colour indicating a lower temperature than the adjacent part which is relatively dry. Therefore this instrument could be used to detect where necessary from a distance the presence of water which is not readily visible on the surface of a high ceiling or an external wall. The operation of this instrument and interpretation of the infra-red images require skill and experience. It has been used to detect the presence of water on external walls in some 20 cases. As we develop our experience in the use of this instrument and the skill in interpretation of the images, we expect more frequent use of the instrument to assist in the detection of the source of water seepage.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

20 March 2006

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Examination of Estimates of Expenditure 2006-07
**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

Reply Serial No.

S-HPLB(PL)08

Question Serial No.

SV30

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: In response to Hon. Albert CHAN's concerns about insufficient supply of private residential housing in the coming few years, the Administration is requested to provide information on the breakdown for the years 2004-05 and 2005-06 in respect of number of applications made and successful cases for –

- (a) modification of land lease; and
- (b) the Application List System.

Asked by: Hon. CHAN Wai-yip, Albert

Reply :

The breakdown of the number of applications received and cases/sites successfully executed/sold through modification of land lease/land exchange and under the Application List System is as follows-

	<u>2004-05</u>		<u>2005-06</u>	
	No. of applications received	No. of cases executed/sites sold	No. of applications received	No. of cases executed/sites sold
Lease Modification/ Land Exchange	97	59	104	36
Application List System	32	6	8	3

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 18 March 2006

Examination of Estimates of Expenditure 2006-07
**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

Reply Serial No.

S-HPLB(PL)09

Question Serial No.

S59

Head: 91 Lands Department Subhead (No. & title): 000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : According to the reply mentioned in HPLB(PL)077, of the 400 net newly created posts, 323 posts will be transferred from Housing Department to Lands Department and 7 posts are provided for supporting railway related development projects, adding up to a total of only 330 posts. Please advise this Council if the remaining 70 newly created posts will be filled through recruitment? If yes, in what way will the recruitment be conducted and which grades do these 70 posts belong to?

Asked by: Hon. CHAN Yuen-han

Reply:

The remaining posts are planned to be filled through in-service appointment and/or internal redeployment. These posts belong to various departmental grades of Lands Department (including Estate Surveyor, Land Surveyor, Land Executive, Land Inspector, Survey Officer, Technical Officer and Land Conveyancing Officer).

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 18 March 2006

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