

**Replies to initial written 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 : HPLB(PL)-e1.doc

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@ 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
INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)001

Question Serial No.

1421

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 : In Matters Requiring Special Attention under Programme (2), the Government said it would take forward the additional development parameters and conditions for the West Kowloon Cultural District (WKCD) subject to response from the screened-in proponents and public views, in conjunction with the Home Affairs Bureau. It is understood that the Government has lately stopped the WKCD projects IFP process. Could the Government advise whether the recent decision of the Chief Secretary for Administration would have an impact on the 2006-07 estimates under Programme (2)?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

For the development of the West Kowloon Cultural District (WKCD), we are consolidating our past efforts with a view to taking forward the project. Our first and foremost task would be to re-examine, on the original planning basis for the facilities, with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD. The new Consultative Committee to be set up will listen to the views of the arts and cultural sector as well as the entertainment and tourism industries. The Consultative Committee, supported by three Advisory Groups, will examine the need for the performance venues and museums in the WKCD and consider the financial implications for developing these core facilities in the WKCD. The findings of the Consultative Committee will provide a good basis for the Government to formulate an appropriate development approach for the WKCD.

The Home Affairs Bureau and the Housing, Planning and Lands Bureau will provide full support to the Consultative Committee and its three Advisory Groups, and provide inputs for the Government's consideration of an appropriate development approach for the WKCD. The original estimated provision in the 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature

Name in block letters

Mrs Rita Lau

Post Title

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

Date

11 March 2006

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

Reply Serial No.

HPLB(PL)002

Question Serial No.

1536

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 : Under Programme (2), provision for 2006-07 is \$4.1 million (5.0%) higher than the revised estimate for 2005-06. The Government said that it is mainly due to the creation of six posts and increased operating expenses to meet the demands of ongoing and new commitments. Could the Government advise on the title of these six posts, their functions and estimated expenditure, as well as the new work commitments involved and their expenditure?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The six additional posts include three supernumerary directorate posts for the West Kowloon Cultural District (WKCD) project in 2006-07 to perform duties arising from the introduction of additional development parameters and conditions for the project under the Invitation for Proposals framework as proposed by the Government in October 2005. Following Government's announcement to discontinue the Invitation for Proposals process on 21 February 2006, we are reviewing the need for these 3 posts and are examining the resources required to support the coming consultation exercise for WKCD in conjunction with HAB.

The three non-directorate posts comprise two Senior Administrative Officers and one Senior Building Surveyor. The new posts will be assigned to policy units for the provision of administrative and other support services to meet increasing work demand.

The estimated expenditure for the three non-directorate posts is \$1.4 m.

The policy portfolio of the Bureau covers a wide spectrum of activities, as detailed in the Controlling Officer's Report. Our major task is to formulate and co-ordinate policies in respect of areas under our purview. New commitments and work stem from various policy initiatives, for example, mandatory building inspections, review of land lease conditions, etc. It is not possible to give a breakdown on expenditure as resources are pooled together in meeting our work requirements.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

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

Reply Serial No.

HPLB(PL)003

Question Serial No.

1235

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 : Under the Programme, in Matters Requiring Special Attention, mention is made of "taking forward the additional development parameters and conditions for the West Kowloon Cultural District (WKCD) subject to response from the screened-in proponents and public views, in conjunction with the Home Affairs Bureau". Now that the WKCD project would be developed and planned afresh, please advise what the work on this topic would be in 2006-07 and whether there would be changes to the manpower and expenditure involved.

Asked by : Hon. CHAN Yuen-han

Reply :

For the development of the West Kowloon Cultural District (WKCD), we are consolidating our past efforts with a view to taking forward the project. Our first and foremost task would be to re-examine, on the original planning basis for the facilities, with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD. The new Consultative Committee to be set up will listen to the views of the arts and cultural sector as well as the entertainment and tourism industries. The Consultative Committee, supported by three Advisory Groups, will examine the need for the performance venues and museums in the WKCD and consider the financial implications for developing these core facilities in the WKCD. The findings of the Consultative Committee will provide a good basis for the Government to formulate an appropriate development approach for the WKCD.

The Home Affairs Bureau and the Housing, Planning and Lands Bureau will provide full support to the Consultative Committee and its three Advisory Groups, and provide inputs for the Government's consideration of an appropriate development approach for the WKCD. The original estimated provision in the 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature

Name in block letters

Mrs Rita Lau

Post Title

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

Date

11 March 2006

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

Reply Serial No.

HPLB(PL)004

Question Serial No.

1236

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 : In 2006-07, the Government would prepare for a public consultation on the review of the Urban Renewal Strategy. Please provide the relevant details and state what the manpower and estimated expenditure involved would be.

Asked by : Hon. CHAN Yuen-han

Reply : In 2006-07, the Government will work closely with the Urban Renewal Authority (URA) to prepare for the public consultation on the review of the Urban Renewal Strategy (URS).

Since its establishment in 2001, the URA has been guided by the new legal framework to gradually roll out its holistic "4R" programme on urban renewal, i.e. redevelopment, rehabilitation, preservation of buildings with architectural or historical significance, and revitalisation of old districts. A redevelopment project which involves an interactive and consultative planning process, property acquisition, rehousing and land resumption normally takes several years to complete. As the URA has accorded priority to the former Land Development Corporation projects, redevelopment projects under the new legal framework have only recently been commenced. Besides, the URA's building rehabilitation programme, which provides technical and financial assistance to eligible owners to undertake building maintenance, has been launched only for a relatively short period. We need to allow more time for the URA to accumulate adequate operational experience to enable us to fully understand the implementation aspects and effects of its urban renewal programme and carry out the URS review effectively. Urban renewal is a complex subject involving a great number of stakeholders. As part of the review exercise, the Government and the URA will consult different sectors of the community with a view to ensuring that our urban renewal efforts will better meet the community's aspirations.

The URS review will be handled by existing manpower resources in the relevant departments and the Bureau.

Signature

Name in block letters

Mrs Rita Lau

Post Title

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

Date

11 March 2006

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

Reply Serial No.

HPLB(PL)005

Question Serial No.

1904

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 : Under Matters Requiring Special Attention in 2006-07, it is mentioned that work will continue on the proposals to resolve the problem of missing or illegible government leases. In this connection, please state the manpower arrangements, the latest progress of the work and the expected date of completion.

Asked by : Hon CHEUNG Hok-ming

Reply :

Preparation work for the proposed legislation is handled by existing manpower resources in this Bureau. We have started initial consultation with major stakeholders on the proposed legislation and also consulted the Panel on Planning, Lands and Works of the Legislative Council in May 2005. We will take into account the comments received in finalizing the legislative proposal for detailed drafting work.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

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

Reply Serial No.

HPLB(PL)006

Question Serial No.

1905

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 : Regarding the preliminary proposals on Small House Policy for further in-depth discussion, please state the expenditure and manpower arrangements for 2006-07, what departments are involved in the policy and execution and what the expected date of work completion is.

Asked by : Hon. CHEUNG Hok-ming

Reply :

Apart from Lands Department and this Bureau, other Departments involved in the review include Planning Department and the Home Affairs Department. The work relating to the Small House Policy review is done by existing manpower resources.

The inter-departmental Steering Committee set up to conduct the Review of the Small House Policy is still in the process of studying the various issues involved, and has yet to formulate detailed proposals. As and when detailed proposals have been drawn up, we will consult and seek the views from the Legislative Council, the Heung Yee Kuk and the community.

Signature

Name in block letters

Post Title

Date

Mrs Rita Lau

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

11 March 2006

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

Reply Serial No.

HPLB(PL)007

Question Serial No.

1906

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 Government will continue to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong/Guangdong Co-operation Joint Conference. In this connection, what are the details of the expenditure and manpower arrangements for 2006-07, the planning areas and the major New Territories sites involved?

Asked by : Hon. CHEUNG Hok-ming

Reply :

In furtherance of our policy objective of enhancing co-operation with the Guangdong authorities on planning matters, we will commission a joint "Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Township" (the GPRD Study). The objective of the GPRD Study is to formulate a co-ordinated regional development strategy for the cities of the GPRD. It is a strategic planning study and does not involve any specific land in the New Territories.

Apart from the above, we will continue to exchange planning information with cities in the Pearl River Delta to facilitate cross-boundary infrastructure planning.

The work will be carried out by existing staff in the Bureau and Planning Department.

Signature

Name in block letters

Post Title

Date

Mrs Rita Lau

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

11 March 2006

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

Reply Serial No.

HPLB(PL)008

Question Serial No.

1907

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: Regarding the review of the enforcement policy against unauthorised building works, what are the departments required to give co-operation and what are the projected manpower arrangement, timetable and target types of unauthorised works?

Asked by: Hon. CHEUNG Hok-ming

Reply:

The Ombudsman has recommended the Administration to review the enforcement policy against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) in her report on "Enforcement Action on Unauthorised Building Works in New Territories Exempted Houses" published in August 2004. The Housing, Planning and Lands Bureau is convening a Steering Committee (SC), with the participation of the Buildings Department, Lands Department and Planning Department, to follow up on the Ombudsman's various recommendations, including exploring the feasibility of rationalising existing UBWs in NTEHs that are safe and not serious, subject to payment of a penalty. The review is being conducted using in-house resources. In the process of the review, we will consult the stakeholders, including the Heung Yee Kuk, the Legislative Council, District Councils and professional bodies. A Working Group has recently been formed with the Heung Yee Kuk to examine the feasibility of a rationalisation scheme. Since UBWs in NTEHs is a long standing and complex problem, we must allow time to address and resolve issues raised during the consultation. It is therefore not possible to set a definite timetable for completion of the review. The target types of UBWs which can be rationalised and the manpower requirements for implementing the relevant proposals would be worked out as part of the review.

Signature

Name in block letters

Mrs Rita Lau

Post Title

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

Date

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)009

Question Serial No.

1409

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 : Concerning “preparing for a public consultation on the review of the Urban Renewal Strategy” in Matters Requiring Special Attention in 2006-07 under this Programme, can the Government inform us as to:

- (a) the details of the work, its expenditure and the manpower involved;
- (b) whether there would be relaxation of the rule that developers have to acquire 90% of the property interests before an application can be made for compulsory sale of the remaining interests?

Asked by : Hon. FUNG Kin-kee Frederick

Reply :

- (a) In 2006-07, the Government will work closely with the Urban Renewal Authority (URA) to prepare for the public consultation on the review of the Urban Renewal Strategy (URS).

Since its establishment in 2001, the URA has been guided by the new legal framework to gradually roll out its holistic “4R” programme on urban renewal, i.e. redevelopment, rehabilitation, preservation of buildings with architectural or historical significance, and revitalization of old districts. A redevelopment project which involves an interactive and consultative planning process, property acquisition, rehousing and land resumption normally takes several years to complete. As the URA has accorded priority to the former Land Development Corporation projects, redevelopment projects under the new legal framework have only recently been commenced. Besides, the URA’s building rehabilitation programme, which provides technical and financial assistance to eligible owners to undertake building maintenance, has been launched only for a relatively short period. We need to allow more time for the URA to accumulate adequate operational experience to enable us to fully understand the implementation aspects and effects of its urban renewal programme and carry out the URS review effectively. Urban renewal is a complex subject involving a great number of stakeholders. As part of the review exercise, the Government and the URA will consult different sectors of the community with a view to ensuring that our urban

renewal efforts will better meet the community's aspirations.

The URS review will be handled by existing manpower resources in the relevant departments and the Bureau.

- (b) To further facilitate private redevelopment efforts so as to arrest the aggravating problem of building deterioration, we have published for public consultation in early March detailed proposals. We have proposed to make use of the existing mechanism under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) to specify three classes of lots to enjoy a threshold of not less than 80% when applying to the Lands Tribunal for a compulsory sale of the whole lot for the purpose of redevelopment. In drawing up the proposals, we have sought to maintain a careful and delicate balance between facilitating private redevelopment efforts and protecting private property rights. The consultation exercise will last until the end of May 2006. Subject to the community's consensus on the proposals, we intend to take forward the subsidiary legislation in the 2006/07 legislative session.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)010

Question Serial No.

1505

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 : Regarding the re-planning of the West Kowloon Cultural District (WKCD) project, what were the expenditure and manpower previously involved in various areas of the planning (including the Concept Plan Competition at the very beginning until the end of the Invitation For Proposals stage before the decision on the re-planning)?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Since the inception of the West Kowloon Cultural District (WKCD) in 2001, Government expenditure on the project has amounted to some \$34 million, covering the Concept Plan Competition, Invitation for Proposals and public consultation. Existing staff were deployed to provide support for the WKCD. The level and composition of staffing varied according to the stage of project development. It is impractical to provide a breakdown on the manpower previously involved in the project.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

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

Reply Serial No.

HPLB(PL)011

Question Serial No.

1506

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 : Regarding the re-planning of the West Kowloon Cultural District (WKCD) project, will the Government ask the three proponents who were screened in during the Invitation For Proposals stage to disclose the financial arrangements regarding each proposal (including the breakdown of expenditure on planning, design and on the subsequent promotion and exhibition) for reference by the public? As the project is shelved, will the Government have to pay any compensation? If so, what is the amount?

Asked by : Mr FUNG Kin-kee, Frederick

Reply :

As the Invitation for Proposals for the development of WKCD has been discontinued, the Government has no intention to ask the three screened-in Proponents to disclose the financial arrangements regarding their Proposals. The Government does not have to pay any compensation for not pursuing the Invitation for Proposals.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

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

Reply Serial No.

HPLB(PL)012

Question Serial No.

1515

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 : In Matters Requiring Special Attention (paragraph 6 on page 466 of the English version of Volume IA), mention is made of "taking forward the additional development parameters and conditions for the West Kowloon Cultural District subject to the response from the screened-in proponents and public views, in conjunction with the Home Affairs Bureau". Since the Government finally decided to re-plan the project and set up a consultative committee, could the Government advise us on the estimated expenditure and manpower involved in the re-planning work and in the setting up of the consultative committee?

Asked by : Hon FUNG Kin-kee, Frederick

Reply :

For the development of the West Kowloon Cultural District (WKCD), we are consolidating our past efforts with a view to taking forward the project. Our first and foremost task would be to re-examine, on the original planning basis for the facilities, with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD. The new Consultative Committee to be set up will listen to the views of the arts and cultural sector as well as the entertainment and tourism industries. The Consultative Committee, supported by three Advisory Groups, will examine the need for the performance venues and museums in the WKCD and consider the financial implications for developing these core facilities in the WKCD. The findings of the Consultative Committee will provide a good basis for the Government to formulate an appropriate development approach for the WKCD.

The Home Affairs Bureau and the Housing, Planning and Lands Bureau will provide full support to the Consultative Committee and its three Advisory Groups, and provide inputs for the Government's consideration of an appropriate development approach for the WKCD. The original estimated provision in the 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)013

Question Serial No.

1517

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 : Regarding the item “publish a consultation report on the public views received in the consultation on mandatory building inspection” in Matters Requiring Special Attention in 2006-07 under this Programme, could the Government advise:

- (a) what are the preliminary consultation results, plan for legislation, and the expenditure as well as manpower involved?
- (b) what measures will be taken to help owners in need?
- (c) will consideration be given to helping owners in need to enhance their building management so as to improve the living environment?

Asked by : Hon. FUNG Kin-kee Frederick

Reply :

- (a) We have so far received more than 130 written submissions in response to our public consultation on mandatory building inspection and we are analysing the views received. The Government and some outside organisations (including a political party) have separately conducted telephone surveys. The views received from different channels have pointed to a general community consensus for mandating owners to inspect their buildings. There is also a majority view that owners should bear the necessary cost to ensure building safety. These results are in line with the community consensus reached in the first-stage public consultation. The public in general requests that owners in need should be provided with financial and technical assistance in the proper upkeep of their buildings. In the coming months, we will carefully consolidate and analyse the views received in formulating the basis to take forward the scheme. We will thereafter be in a position to draw up the legislative proposals and assess the resources required to implement the scheme.

- (b) The Government is committed to assisting owners in need in discharging their responsibility in proper building maintenance. Currently, the Buildings Department, the Home Affairs Department (HAD), the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) are providing various forms of financial and technical assistance to such owners. To tie in with the implementation of the proposed mandatory building inspection scheme, we are actively considering with the HKHS and the URA on ways to further enhance the assistance to owners in this regard.

- (c) The HAD, under the policy guidance of the Home Affairs Bureau, has adopted various measures to provide facilitation and support to property owners in undertaking their responsibility to properly manage their buildings, including the provision of a sound statutory framework and other support services. Publicity and education programmes have also been put in place to promote owners' awareness of the importance of proper building management. The HAD will continue its work on this front and will work closely with the HKHS to assist owners in the formation of owners' corporations.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)014

Question Serial No.

0599

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 : Regarding the scheme undertaken with the Hong Kong Housing Society to assist owners of old buildings in the areas of management and maintenance, how many buildings are expected to have maintenance works completed in 2006-07 and what are the expenditure for the whole scheme and the timetable for its completion?

Asked by : Hon. HO Chung-tai Raymond

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 works in order to improve their living environment. Through this 10-year Scheme, the HKHS aims to provide assistance to about 800 buildings annually. As at the end of February 2006, the HKHS has provided assistance to over 850 buildings through its various forms of services. Since the time taken to complete maintenance works of each building varies and will depend on a number of factors including the building condition, the HKHS is not in a position to provide the estimated number of buildings that will have maintenance works completed in 2006/07.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

Examination of Estimates of Expenditure 2006-07

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

Reply Serial No.

HPLB(PL)015

Question Serial No.

1415

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 : In 2005-06, the Bureau co-ordinated the assessment of proposals in accordance with the Invitation for Proposals for the development of the West Kowloon Cultural District, completed the public consultation and recommended the way forward. Please state the Government's total expenditure on assessment of proposals and public consultation from the time proposals were invited until now.

Asked by : Hon. HO Chun-yan, Albert

Reply :

Since the inception of the West Kowloon Cultural District (WKCD) in 2001, Government expenditure on the project has amounted to some \$34 million, covering the Concept Plan Competition, Invitation for Proposals and public consultation. Existing staff were deployed to provide support for the WKCD. Most of them were multi-tasked to meet the need arising from different stages of project development. It is impractical to provide the expenditure solely for assessment and public consultation.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)016

Question Serial No.

1416

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 : The Bureau indicated that in 2006-07 it would continue to co-ordinate the timetable for the disposal of railway property developments to ensure that there would not be an adverse impact on the property market. Please give details of the co-ordination timetable.

Asked by : Hon.HO Chun-yan, Albert

Reply :

The Director of Lands meets with representatives of the Mass Transit Railway Corporation Limited and the Kowloon-Canton Railway Corporation regularly to co-ordinate the tender programme for railway-related property developments. In deciding on the tender programme, account will be given to the business plan of the railway corporations and the prevailing market conditions.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

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

Reply Serial No.

HPLB(PL)017

Question Serial No.

1417

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 : The Bureau said that in 2006-07 it would prepare for a public consultation on the review of the Urban Renewal Strategy. What are the details?

Asked by : Hon. HO Chun-yan Albert

Reply : In 2006-07, the Government will work closely with the Urban Renewal Authority (URA) to prepare for the public consultation on the review of the Urban Renewal Strategy (URS).

Since its establishment in 2001, the URA has been guided by the new legal framework to gradually roll out its holistic "4R" programme on urban renewal, i.e. redevelopment, rehabilitation, preservation of buildings with architectural or historical significance, and revitalization of old districts. A redevelopment project which involves an interactive and consultative planning process, property acquisition, rehousing and land resumption normally takes several years to complete. As the URA has accorded priority to the former Land Development Corporation projects, redevelopment projects under the new legal framework have only recently been commenced. Besides, the URA's building rehabilitation programme, which provides technical and financial assistance to eligible owners to undertake building maintenance, has been launched only for a relatively short period. We need to allow more time for the URA to accumulate adequate operational experience to enable us to fully understand the implementation aspects and effects of its urban renewal programme and carry out the URS review effectively. Urban renewal is a complex subject involving a great number of stakeholders. As part of the review exercise, the Government and the URA will consult different sectors of the community with a view to ensuring that our urban renewal efforts will better meet the community's aspirations.

The URS review will be handled by existing manpower resources in the relevant departments and the Bureau.

Signature

Name in block letters

Mrs Rita Lau

Post Title

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

Date

11 March 2006

[TOP](#)

Apart from the proposed strengthening of staffing support to the Bureau, we also need to cater to the need for increased honoraria payment to members of appeal boards/committees arising from anticipated growth in workload as well as maintaining sufficient funding for the Graduate Training Scheme.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)019

Question Serial No.

0284

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 the Estimates for 2004-05 and 2005-06, Matters Requiring Special Attention include 'ensuring that the planning and land use objectives are geared towards the mission to protect Victoria Harbour and enhance it for the enjoyment of residents and visitors alike'. In the Estimates for 2006-07, the said goal has been deleted. Does that mean the Government will no longer allocate resources to protect and enhance Victoria Harbour? If so, why?

Asked by : Hon. KWOK Ka-ki

Reply :

To underline our policy commitment of protecting the Victoria Harbour, we highlighted as a matter requiring special attention in the Estimates for 2004-05 our policy pledge of gearing our planning and land use objectives towards our mission to protect the Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike. We reiterated this pledge in the Estimates for 2005-06. With repeated emphasis given to this policy pledge and this becoming an on-going duty, we consider that it is no longer necessary to do so again in the Estimates for 2006-07.

For 2006-07, we will continue to allocate resources to this area of work and work closely with the Harbour-front Enhancement Committee to enhance the harbour-front and make it a vibrant and accessible attraction for public enjoyment.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

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

Reply Serial No.

HPLB(PL)020

Question Serial No.

0285

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 Government states that it would continue to work with the Harbour-front Enhancement Committee to ensure that the planning and land use objectives are geared towards the mission of protecting the Victoria Harbour. Please provide us with :

- (a) a breakdown of the staff establishment and expenses devoted to the said task in the revised estimate for 2005-06, listing in detail any specific measures to ensure that the planning and land use objectives are geared towards the mission of protecting and enhancing the Harbour as well as the resources involved in enforcing measures related to the Protection of the Harbour Ordinance, and account for the differences between the revised and original estimates.
- (b) a breakdown of the staff establishment and expenses devoted to the said task in the revised estimate for 2006-07, listing in detail any specific measures to ensure that the planning and land use objectives are geared towards the mission of protecting and enhancing the Harbour as well as the resources involved in enforcing measures related to the Protection of the Harbour Ordinance.

Asked by : Hon. KWOK Ka-ki

Reply :

For 2005-06, an Administrative Officer Staff Grade C in this Bureau has continued to serve as the Secretary of the Harbour-front Enhancement Committee (HEC) in addition to her duties on planning policies. The officer is assisted by a Senior Administrative Officer, a Senior Executive Officer and an Executive Officer on HEC matters in addition to other duties. Apart from staff cost, expenditure incurred in 2005-06 relating to the work of HEC includes :

<i>Particulars</i>	<i>\$'000</i>
Public engagement activities	1,080
Support for HEC and Sub-committee meetings and activities	135
<i>Total</i>	1,215

Having full regard to the presumption against reclamation provided for in the Protection of the Harbour Ordinance, we have stood by our pledge that, apart from the current Central Reclamation Phase III (CRIII), the proposals for Wan Chai Development Phase II (WDII) and South East Kowloon Development (also known as Kai Tak Development), there would be no more reclamation within the Harbour. In fact, in conducting the planning review for Kai Tak, we have adopted “no reclamation” as our basis. We have reserved \$5 million in 2005-06 to meet the requirement of HEC and its Sub-committees in launching public engagement and other harbour-front enhancement projects. In addition, we have completed the construction of a promenade (costing about \$10.7 million and absorbed by existing provision) at the West Kowloon Cultural District (WKCD) site and opened it to the public in September 2005.

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. The operating cost of the promenade at WKCD will be about \$2 million in 2006-07. We will continue to uphold our policy pledge of protecting the Victoria Harbour and work with the HEC to enhance the harbour-front for public enjoyment.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)021

Question Serial No.

0697

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 : What was the amount of manpower and resources involved in the work of the Bureau and relevant government departments (excluding the work undertaken with the Harbour Enhancement Committee) on protecting and enhancing the Harbour and enforcing the Protection of the Harbour Ordinance between 2001-02 and 2005-06? What is the estimated amount of manpower and resources involved in similar work in 2006-07?

Asked by : Hon. KWOK Ka-ki

Reply :

Protecting and enhancing the Victoria Harbour is a shared mission of all Bureaux and Departments and all public officers must have full regard to the provisions of the Protection of Harbour Ordinance in the implementation of various policy initiatives and Government projects. It is not possible to breakdown the manpower and resources involved.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

Examination of Estimates of Expenditure 2006-07

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

Reply Serial No.

HPLB(PL)022

Question Serial No.

1376

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 : What is the impact of changes to the West Kowloon Cultural District project on resources allocation?

Asked by : Hon. KWOK Ka-ki

Reply :

For the development of the West Kowloon Cultural District (WKCD), we are consolidating our past efforts with a view to taking forward the project. Our first and foremost task would be to re-examine, on the original planning basis for the facilities, with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD. The new Consultative Committee to be set up will listen to the views of the arts and cultural sector as well as the entertainment and tourism industries. The Consultative Committee, supported by three Advisory Groups, will examine the need for the performance venues and museums in the WKCD and consider the financial implications for developing these core facilities in the WKCD. The findings of the Consultative Committee will provide a good basis for the Government to formulate an appropriate development approach for the WKCD.

The Home Affairs Bureau and the Housing, Planning and Lands Bureau will provide full support to the Consultative Committee and its three Advisory Groups, and provide inputs for the Government's consideration of an appropriate development approach for the WKCD. The original estimated provision in the 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature

Name in block letters

Mrs Rita Lau

Post Title

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

Date

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)023

Question Serial No.

1377

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 : Under Matters Requiring Special Attention in 2006-07, mention is made of "drawing up a draft development strategy under the "Hong Kong 2030: Planning and Vision Strategy" Study with a view to further consulting the community on the broad long-term planning directions for Hong Kong". What are the details of the work, its timetable, performance indicators as well as the manpower and resources involved?

Asked by : Hon. KWOK Ka-ki

Reply :

The "HK2030" Study is a strategic planning study that aims to provide a long-term land-use, environment and transport planning framework for the future development of Hong Kong. The Study comprises four stages, with public consultation conducted at the end of each stage. Having considered the community views received in the public consultation in the first three stages of the HK2030 Study, three planning directions, namely, Providing a Quality Living Environment, Enhancing Economic Competitiveness and Strengthening Links with the Mainland, have been identified and will form the basis of the planning strategy to be formulated under the Stage 4 Study, which is now in progress.

The Stage 4 Study involves also technical assessments of various crucial factors (such as transport, environment) in determining the planning strategy. It is anticipated that the major assessments will be completed by end 2006. Towards the end of the Stage 4 Study, a further round of consultation will be conducted.

The Study is mainly carried out by Planning Department staff with some of the technical assessments undertaken by consultants. For 2006-07, HK\$6.455 million is allocated for the Study under Head 118 Planning Department.

Signature

Name in block letters

Mrs Rita Lau

Post Title

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

Date

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)024

Question Serial No.

1378

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 : Under Matters Requiring Special Attention in 2006-07, mention is made of "preparing for a public consultation on the review of the Urban Renewal Strategy". What are the details of the work, its timetable, performance indicators as well as the manpower and resources involved?

Asked by : Hon. KWOK Ka-ki

Reply : In 2006-07, the Government will work closely with the Urban Renewal Authority (URA) to prepare for the public consultation on the review of the Urban Renewal Strategy (URS).

Since its establishment in 2001, the URA has been guided by the new legal framework to gradually roll out its holistic "4R" programme on urban renewal, i.e. redevelopment, rehabilitation, preservation of buildings with architectural or historical significance, and revitalization of old districts. A redevelopment project which involves an interactive and consultative planning process, property acquisition, rehousing and land resumption normally takes several years to complete. As the URA has accorded priority to the former Land Development Corporation projects, redevelopment projects under the new legal framework have only recently been commenced. Besides, the URA's building rehabilitation programme, which provides technical and financial assistance to eligible owners to undertake building maintenance, has been launched only for a relatively short period. We need to allow more time for the URA to accumulate adequate operational experience to enable us to fully understand the implementation aspects and effects of its urban renewal programme and carry out the URS review effectively. Urban renewal is a complex subject involving a great number of stakeholders. As part of the review exercise, the Government and the URA will consult different sectors of the community with a view to ensuring that our urban renewal efforts will better meet the community's aspirations.

The URS review will be handled by existing manpower resources in the relevant departments and the Bureau.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)025

Question Serial No.

0650

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 : Under Matters Requiring Special Attention in 2006-07, the Government states that it would "consult various stakeholders with a view to making preliminary proposals on Small House Policy for further in-depth discussion". Please inform us:

- (a) of the direction and contents of the consultation;
- (b) of the estimated amount of money involved;
- (c) as to how the consultation would be launched and who would be consulted; and
- (d) whether the consultation implies that the Government would make significant changes to the policy.

Asked by : Hon. LAM Wai-keung, Daniel

Reply :

The inter-departmental Steering Committee set up to conduct the review of the Small House Policy is still in the process of studying the various issues involved and has yet to formulate detailed proposals. As such, we are not yet in a position to advise whether significant changes to the Policy will be proposed, and the expenditure that will be involved. As and when detailed proposals have been drawn up, we will consult and seek views from the Legislative Council, the Heung Yee Kuk and the community.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

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

Reply Serial No.

HPLB(PL)026

Question Serial No.

2326

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 : Given the Government's decision to conduct fresh consultation on the West Kowloon Cultural District, what are the projected staff establishment and expenditure for supporting the work of the consultative committee concerned?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

For the development of the West Kowloon Cultural District (WKCD), we are consolidating our past efforts with a view to taking forward the project. Our first and foremost task would be to re-examine, on the original planning basis for the facilities, with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD. The new Consultative Committee to be set up will listen to the views of the arts and cultural sector as well as the entertainment and tourism industries. The Consultative Committee, supported by three Advisory Groups, will examine the need for the performance venues and museums in the WKCD and consider the financial implications for developing these core facilities in the WKCD. The findings of the Consultative Committee will provide a good basis for the Government to formulate an appropriate development approach for the WKCD.

The Home Affairs Bureau and the Housing, Planning and Lands Bureau will provide full support to the Consultative Committee and its three Advisory Groups, and provide inputs for the Government's consideration of an appropriate development approach for the WKCD. The original estimated provision in the 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature

Name in block letters

Mrs Rita Lau

Post Title

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

Date

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)027

Question Serial No.

2327

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 : Regarding the preparation for a public consultation on the review of the Urban Renewal Strategy, what are the projected staff establishment and expenditure and when will the consultation commence?

Asked by : Hon. LEONG Kah-kit Alan

Reply : In 2006-07, the Government will work closely with the Urban Renewal Authority (URA) to prepare for the public consultation on the review of the Urban Renewal Strategy (URS).

Since its establishment in 2001, the URA has been guided by the new legal framework to gradually roll out its holistic "4R" programme on urban renewal, i.e. redevelopment, rehabilitation, preservation of buildings with architectural or historical significance, and revitalization of old districts. A redevelopment project which involves an interactive and consultative planning process, property acquisition, rehousing and land resumption normally takes several years to complete. As the URA has accorded priority to the former Land Development Corporation projects, redevelopment projects under the new legal framework have only recently been commenced. Besides, the URA's building rehabilitation programme, which provides technical and financial assistance to eligible owners to undertake building maintenance, has been launched only for a relatively short period. We need to allow more time for the URA to accumulate adequate operational experience to enable us to fully understand the implementation aspects and effects of its urban renewal programme and carry out the URS review effectively. Urban renewal is a complex subject involving a great number of stakeholders. As part of the review exercise, the Government and the URA will consult different sectors of the community with a view to ensuring that our urban renewal efforts will better meet the community's aspirations.

The URS review will be handled by existing manpower resources in the relevant departments and the Bureau.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)028

Question Serial No.

1429

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 : Regarding the work in relation to the West Kowloon Cultural District (WKCD) project, what is the provision in the original estimate? As the project will start afresh, what is the implication on the estimated expenditure?

Asked by : Hon. TIEN Pei-chun, James

Reply :

Under Head 138, a provision of \$8.64 million has been included for work relating to the West Kowloon Cultural District (WKCD) in 2006-07. Following the Government's decision on the development of WKCD announced on 21 February 2006, we will adjust the original estimated provision in the 2006-07 Estimates for the work of the WKCD. Details have yet to be worked out at this stage.

Signature _____

Name in block letters _____

Mrs Rita Lau

Post Title _____

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

Date _____

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)029

Question Serial No.

2126

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 : There will be an increase of three non-directorate posts and three directorate posts in the establishment for 2006-07. Could the Government advise on:

- (a) the reasons for creating these posts;
- (b) the rank and main duties of the new posts;
- (c) the nature of appointment to these posts and whether they are time-limited; and
- (d) the estimated expenditure involved.

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) The posts proposed for creation in 2006-07 are required to cope with the increased workload of the Bureau and the demands arising from its many ongoing and new commitments.
- (b) & (c) The six additional posts include three supernumerary directorate posts for the West Kowloon Cultural District (WKCD) project in 2006-07 to perform duties arising from the introduction of additional development parameters and conditions for the project under the Invitation for Proposals framework as proposed by the Government in October 2005. Following Government's announcement to discontinue the Invitation for Proposals process on 21 February 2006, we are reviewing the need for these 3 posts and are examining the resources required to support the coming consultation exercise for WKCD in conjunction with HAB.

The three non-directorate posts comprise two Senior Administrative Officers and one Senior Building Surveyor. The new posts will be assigned to policy units for the provision of administrative and other support services to meet increasing work demand.

- (d) The estimated expenditure for the three non-directorate posts is \$1.4 m.

Signature _____

Name in block letters _____ Mrs Rita Lau

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

Date _____ 11 March 2006

[TOP](#)

Examination of Estimates of Expenditure 2006-07

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

Reply Serial No.

HPLB(PL)030

Question Serial No.

1547

Head : 22 Agriculture, Fisheries and Conservation Department Subhead (No. & title) :

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

Controlling Officer : Director of Agriculture, Fisheries and Conservation

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Under Programme (3), the Government has estimated that the number of claims to be assessed for capture fisheries ex-gratia payment in 2006 will be 320, representing a sixfold increase compared with the actual figure of assessed claims in 2005. Will the Government inform this Committee of the reasons for the drastic increase in the estimated number of claims in 2006 and the amount of expenditure involved?

Asked by : Hon. CHAN Wai-yip, Albert

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 larger number of claims to be processed in 2006 is mainly due to a regional exercise to deal with claims from fishermen affected by the development works in the north-western waters of Hong Kong such as "Tai O Development Package 4 Stage II, Engineering Works" and "Shenzhen Western Corridor". A provision of \$0.9 million has been allocated to the Agriculture, Fisheries and Conservation Department in 2006-07 for processing these claims.

Signature

Name in block letters

Post Title

Date

MRS STELLA HUNG

Director of Agriculture, Fisheries and Conservation

10 March 2006

[TOP](#)

Examination of Estimates of Expenditure 2006-07

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

Reply Serial No.

HPLB(PL)031

Question Serial No.

1549

Head : 22 Agriculture, Fisheries and Conservation Department Subhead (No. & title) :

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

Controlling Officer : Director of Agriculture, Fisheries and Conservation

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Under Programme (3), the Government has estimated that the area to be assessed for aquaculture fisheries ex-gratia payment in 2006 will be 216 000 m², representing a sixfold increase compared with the actual area assessed in 2004. Will the Government inform this Committee of the reasons for the drastic increase in the estimated assessment area in 2006 and the amount of expenditure involved?

Asked by : Hon. CHAN Wai-yip, Albert

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 2006 is mainly due to anticipated claims from pond fish farmers to be affected by a number of development works projects in the New Territories such as the "Drainage Improvement in Northern New Territories" and "Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai Drainage Improvement". A provision of \$0.9 million has been allocated to the Agriculture, Fisheries and Conservation Department in 2006-07 for assessing these claims.

Signature	_____
Name in block letters	MRS STELLA HUNG
Post Title	Director of Agriculture, Fisheries and Conservation
Date	9 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)032

Question Serial No.

2212

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 target set for the advertisement signboards removed/repared, the planned figure for 2006 is 197 less than the actual one for 2005. What are the reasons for such decrease? Is it because the number of the unauthorised signboards has been greatly reduced? Or because of the lack of manpower?

Asked by : Hon. CHAN Kam-lam

Reply :

The target for removal/repair of signboards was set having taken into account the staff resources available to patrol, identify and enforce the removal or repair of signboards. Based on the resources available and given that the Buildings Department provides a wide variety of services to the public including taking enforcement actions against unauthorised building works to ensure building safety and dealing with reports from the public on dilapidated buildings, we have set a target of removing/repairing 1,200 signboards per year.

Notwithstanding this, we have been urging our staff to pay extra efforts in dealing with building safety issues, in particular signboards, in order to enhance public safety. Therefore we have been able to achieve slightly more than the set target in the removal/repair of signboards. In anticipation of our staff continuing to pay extra efforts in 2006, we have set our performance target for signboards removed/repared in 2006 at 1400. The number of signboards removed/repared also partly depends on the number of reports on defective signboards received from the public. In the event that the number of reports from the public on defective signboards in 2006 is more than expected, we would consider redeploying resources to deal with them.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)033

Question Serial No.

2213

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 existing buildings, the Buildings Department is expected to process 8 000 licence/registration applications in respect of restaurants, places of public entertainment, tutorial schools, etc. in 2006. How does this function differ from the building control function of the Housing Department? What is the difference between these two departments in staffing arrangement? How does it affect the estimated expenditure of the Government?

Asked by : Hon. CHAN Kam-lam

Reply :

The Independent Checking Unit (ICU) of the Housing Department (HD) advises the licensing authorities on the suitability of premises for various licence/registration applications in respect of the divested retail and commercial properties of the Housing Authority, whereas the Licensing Unit (LU) of the Buildings Department (BD) advises the licensing authorities on the suitability of premises for various licence/registration applications in respect of all other private buildings.

The LU of BD is supervised by a Chief Building Surveyor on a part-time basis. The LU comprises two Senior Building Surveyors, ten Building Surveyors, ten Survey Officers, one Senior Structural Engineer, one Structural Engineer, one Technical Officer and ten clerical staff. The estimated expenditure of LU in 2006 is around \$12 million under Head 82. There is no dedicated set-up under the ICU of HD to process the applications in question. This task is part and parcel of the routine work of the ICU and hence HD has no breakdown of the staffing arrangement and estimated expenditure involved in this area of work in HD's Estimates.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

11 March 2006

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

Reply Serial No.

HPLB(PL)034

Question Serial No.

0293

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 numbers of warning notices issued against unauthorised building works in 2006 are anticipated to be 8 000, which is 2.66 times the numbers of warning notices actually issued in 2005. What is the expenditure intended to be spent in issuing warning notices in 2006? As compared with the actual expenses in 2005, what is the rate of increase? And, what is the intended number of staff that will be assigned to handle unauthorized building works in 2006?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

Issuing warning notices is a new measure introduced in 2005, upon commencement of the Buildings (Amendment) Ordinance 2004, to tackle unauthorised building works (UBWs). In 2006, a total of 667 professional and technical officers (with an annual cost of \$205.88 million) are deployed to investigate and take enforcement actions on UBWs and dilapidated buildings including issuing removal and repair orders or warning notices. There is no significant change in the annual cost involved in this area of work as compared with that in 2005. However, as issuing warning notices forms only part of the duties of these BD staff, we are unable to break down the expenditures specifically on issuing warning notices.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)035

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 : Under "Hire of services and professional fees", the estimate for 2006-07 is \$12,000,000 more than the revised estimate for 2005-06. What are the reasons for the increase? Please provide details of the breakdown of this item and what are the implications on the estimates of expenditure and manpower?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Compared with the revised estimate of 2005-06, there will be an increase of \$12,458,000 in the 2006-07 estimate under "Hire of services and professional fees". The itemized breakdown of this estimate is as follows:

Item	Hire of services and professional fees	2006-07 Estimate \$'000	2005-06 Revised Estimate \$'000	Increase/ (Decrease) in Estimate \$'000
(1)	Emergency and investigation works	500	500	-
(2)	Hire of temporary staff	3,721	3,991	(270)
(3)	Outsourcing and consultancies	74,458	61,730	12,728
	Total: (1)+(2)+(3)	78,679	66,221	12,458

The increase is mainly due to the increase in outsourcing work to consulting firms in 2006 for inspection of buildings targeted for large scale removal of UBW, surveillance patrols of new UBW, investigation of building defects, and investigation of water seepage under the expanded joint office with the Food and Environmental Hygiene Department for handling public complaints about water seepage in the whole territory. The increase in expenditure has been provided for in the 2006-07 estimate.

There will be no change in the number of staff in the Permanent Establishment but there may be a small increase in the number of contract staff to be employed.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

10 March 2006

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

Reply Serial No.

HPLB(PL)036

Question Serial No.

1897

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 advertisement signboards to be removed/repared, the cases of planned target for 2006 are about 200 less than the actual cases for 2005, what are the reasons for it? What is the anticipated performance?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The target for removal/repair of signboards was set having taken into account the staff resources available to patrol, identify and enforce removal or repair of signboards. Based on the resources available and given that the Buildings Department is to provide a wide variety of services to the public including taking enforcement action against unauthorised building works to ensure building safety and dealing with reports from the public on dilapidated buildings, we have set a target of removing/repairing 1,200 signboards per year.

Notwithstanding this, we have been urging our staff to pay extra efforts in dealing with building safety issues, in particular signboards, in order to enhance public safety. Therefore we have been able to achieve slightly more than the set target in the removal/repair of defective signboards. In anticipation of our staff continuing to pay extra efforts in 2006, we have set our performance target for signboards removed/repared in 2006 at 1400. The number of signboards removed/repared also partly depends on the number of reports on defective signboards received from the public. In the event that the number of reports from the public on defective signboards in 2006 is more than expected, we would consider redeploying resources to deal with them.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)037

Question Serial No.

1898

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 and clearance of outstanding removal orders, what is the expenditure involved in 2006-07? Will the Administration raise the target so as to expedite the work progress? If not, what are the reasons?

Asked by : Hon. CHEUNG Hok-ming

Reply :

To reduce the number of outstanding removal orders in respect of unauthorised building works (UBWs), we have deployed additional resources and set performance targets on phased clearance of the outstanding removal orders. These performance targets together with the ageing analyses of outstanding cases are published on the Buildings Department (BD) website. The enforcement and clearance of the outstanding removal orders against UBWs will be discharged by the 667 professional and technical officers (at an annual cost of \$205.88 million) of BD as part of their duties in dealing with the UBWs problems and dilapidated buildings in 2006. It is not possible to isolate the expenditure allocated to this particular area of work.

We have stepped up prosecution actions against those owners who failed to comply with removal orders and the number of prosecutions has increased from 1 664 in 2004 to 2 962 in 2005. We plan to instigate 3 000 prosecutions against non-compliance with removal order in 2006.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)038

Question Serial No.

1899

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 respect to 1 000 buildings targeted for clearance of unauthorised building works in 2006, how many of them are in urban districts, new towns and rural areas in the New Territories respectively? What is their respective expenditure anticipated? Please provide a comparison regarding the cost of carrying out clearance operations in the above three regions.

Asked by : Hon. CHEUNG Hok-ming

Reply :

With respect to the target of 1 000 buildings for clearance of unauthorised building works (UBWs) under our blitz operations in 2006-07, we will select those buildings with a proliferation of external UBWs or which are situated in designated pedestrian zones. It is expected that about 80% of the target buildings will be located in urban districts, and the remainder in the other urban areas and new towns in the New Territories. We will outsource some of our work to private consulting firms, and the outsourcing cost is estimated to be \$29 million. The bulk of the work will continue to be discharged by the 667 professional and technical officers (with an annual cost of \$205.88 million) of the Buildings Department who carry out the blitz operations as part of their duties in dealing with UBW problems and dilapidated buildings. It is not possible to provide a breakdown of the total expenditure allocated to the blitz operations. Consequently, it is also not possible to provide a breakdown of the expenditure involved by region according to different geographical locations of the target buildings.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

11 March 2006

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

Reply Serial No.

HPLB(PL)039

Question Serial No.

1900

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, it is estimated that the Buildings Department will process 2 800 loan applications in 2006. What is the loan ceiling per unit of accommodation? Will the estimated budget for this Scheme be increased following the implementation of the proposed mandatory scheme of building maintenance?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Comprehensive Building Safety Improvement Loan Scheme (CBSILS) has a commitment of \$700 million. Individual owners of all private buildings may apply for loans commensurate with the works required from CBSILS for the carrying out of works to improve the safety of their buildings and/or private slopes, up to a ceiling of \$1 million per unit of accommodation.

Since the CBSILS is a revolving loan facility it has plenty of scope to meet the increase in demand for loans that may arise from the implementation of the proposed mandatory building inspection scheme (MBIS). As the MBIS is still under consultation, we will reassess the loan requirements later should the proposed MBIS be adopted.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

11 March 2006

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

Reply Serial No.

HPLB(PL)040

Question Serial No.

0135

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 2006-07, proposed amendments to the Buildings Ordinance will be introduced to provide for the statutory control of minor works in existing buildings. Please provide the details of this area of work as well as its estimated expenses and manpower arrangements.

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 operator associations and the contractors' associations raised various views and concerns on the proposal. In order to allow for more thorough consultation with the industry, the minor works proposal was withdrawn from the Bill with the agreement of the Bills Committee.

Since then we have formed a working group comprising representatives of professional institutions, associations and unions of the building industry, in particular the minor works sector to work out the revised proposal. The proposed framework of the control system has been refined and details of the proposed minor works items as well as the proposed registration requirements of minor works contractors are being worked out. Preparation work on the legislative amendments is proceeding in parallel. As the legislative amendment exercise involves rather complex proposals, we need to allow sufficient time for the legislative drafting. We intend to take forward the revised minor works control proposal by introducing a Buildings (Amendment) Bill into the LegCo in late 2006.

The 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 work relating to 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 around \$ 2.77 million. It is not possible to provide a breakdown on the manpower and expenses dedicated to the legislative amendment work relating to the minor works control system.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)041

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

Question Serial No.

Programme : Buildings and Building Works

0136

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question : In 2005, the Buildings Department “commenced consultation on the revised requirements on the provision of facilities in new buildings for persons with a disability and the elderly persons”. Can you tell us:

- (a) the details of this consultation and its findings;
- (b) the work plan to be implemented in accordance with the findings and the expenditure involved; and
- (c) whether the Administration would consider extending the revised requirements to cover the existing buildings as well?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

- (a) The Elderly Commission and LegCo Panel on Welfare Services were consulted in November 2005 and January 2006 respectively on the draft revised Design Manual: Barrier Free Access. In addition, two public consultation forums were held in February, 2006. The building industry and other stakeholders are also being consulted. Moreover, views from members of the public are being invited. Upon completion of the consultation exercise in June this year, the findings will be analysed and the outcome of the consultation will be reported to the LegCo Panel on Welfare Services.
- (b) The views received in the consultation will be taken into account in finalising the revised Design Manual. Legislative amendments to the relevant building regulations are planned to be introduced in the next legislative session to require newly constructed and substantially altered private buildings to adopt the revised standards in the provision of facilities for the disabled and the elderly. In drawing up the revised Design Manual, a consultancy study has been conducted at the cost of about \$2.5 million. The revised standards will be implemented as part of the requirements relating to the design, planning and construction of new buildings and substantially altered buildings enforced by the Buildings Department. No additional resources will be incurred for the implementation.

- (c) The revised Design Manual will apply to newly constructed and substantially altered private buildings.

Signature

Name in block letters

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CHEUNG Hau-wai

Director of Buildings

10 March 2006

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

Reply Serial No.

HPLB(PL)042

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

Question Serial No.

Programme : Buildings and Building Works

0137

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Regarding Existing Buildings, the targets for (a) “advising on restaurant licence applications under the Application Vetting Panel system within 14 days” and (b) “making existing building records available for public viewing within ten days” were both fixed at 100% whereas their actual performance rates in 2004 were 95% and 94% respectively. In this regard,

- (i) can you tell us the reasons why the actual performance rates were lower?
- (ii) has the Administration evaluated the impact on the applicants and the public?
and
- (iii) would the Administration consider increasing the manpower and expenditure so as to achieve the target?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

- (a)(i) Concerning the target for “advising on restaurant licence applications under the Application Vetting Panel system within 14 days”, whilst we will endeavour to achieve the 100% target for providing advice on the licence applications, we have set our planned performance targets for 2004, 2005 and 2006 at 95% in the light of actual experience.

For some cases, the handling time was longer than 14 days. This was mainly because we were unable to access the premises concerned for inspection or because further research into the building records was required for some complex cases.

- (ii) In all of these cases, we were able to provide our licensing requirements to the applicants before the date of the Application Vetting Panel meetings arranged by the Licensing Authority. In other words, the longer handling period has not caused delay to the Application Vetting Panel in processing the applications.
- (iii) The Buildings Department (BD) has no shortfall in manpower and expenditure for handling restaurant licence applications.

- (b)(i) Concerning the target for “making existing building records available for public viewing within ten days”, whilst we will endeavour to achieve the 100% target, we have set our planned performance targets for 2004 and 2005 at 93% and 94% respectively. In 2004 and 2005, BD achieved actual performance rates of 94% and 94.5% respectively which were slightly higher than the planned targets. In view of the actual performance in the past year i.e. 94.5%, the planned performance target set for 2006 remains unchanged at 94%.

For some cases, the handling time was longer than 10 working days. This was mainly because the required paper-based building records were being viewed by another applicant or government user and/or the manual retrieval of the paper-based records had caused occasional misplacement of records.

- (ii) The impact on the applicants and the public in these cases was considered minimal and there was no adverse feedback in this respect.
- (iii) BD has no shortfall in manpower and expenditure for handling public viewing of building records.

To address the problems which may cause the handling time to exceed 10 working days and to further enhance the viewing and copying service for building records, funding was approved in July 2003 for the installation of a computerized Building Records Management System (BRMS) in our Building Information Centre (BIC). The BRMS can provide 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 record by more than one user, thus improving the performance in meeting the 10-day target. To take a further step forward, funding was approved in September 2003 for the development of a web-based retrieval system of the electronic building records to enable the public to gain access to the building records round-the-clock through the internet at their own premises. The web-based retrieval system is now being developed and is expected to be launched later this year.

Signature	_____
Name in block letters	<u>CHEUNG Hau-wai</u>
Post Title	<u>Director of Buildings</u>
Date	<u>10 March 2006</u>

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

Reply Serial No.

HPLB(PL)043

Question Serial No.

0138

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 non-emergency type of reports on unauthorised building works under construction, the number of reports attended to in 2006 is estimated to be 3 000, which is lower than the actual cases of 3 520 in 2005. Can the Administration state the reason for the decrease in the estimated number and the implications assessed?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Based on the actual number of 3 037 non-emergency type of reports on Unauthorised Building Works (UBWs) received in 2004, we estimated that we would receive 3 000 reports in 2005, and the actual number of reports received was 3 520. We have no control over the number of such reports received. We have taken 3 000 as the estimated number of reports to be received and attended to in 2006. We will make adjustment to this estimation as necessary based on experience.

Signature

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CHEUNG Hau-wai

Director of Buildings

10 March 2006

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

Reply Serial No.

HPLB(PL)044

Question Serial No.

0139

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 target for responding to non-emergency type of reports on unauthorised building works under construction within 48 hours is 100%. The actual percentage in 2005 is 99.5%, and it is planned to reach only 98% in 2006. Please explain why the planned figure in 2006 is lower than the actual figure in 2005.

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

In drawing up the planned performance target for the following year in terms of responding to non-emergency type of reports on unauthorised building works under construction within 48 hours, we make reference to the average percentage of cases that we managed to respond to within 48 hours in the past year(s). This initiative was started since 2004. Accordingly, we set the target of 2005 to be 98%, based on the achievement of 97.4% in 2004. In setting the planned performance target for 2006, we have taken an average of the achievements in 2004 (97.4%) and 2005 (99.5%), and come up with the planned target of 98%.

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Director of Buildings

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

Reply Serial No.

HPLB(PL)045

Question Serial No.

1035

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) The number of prescribed commercial premises inspected for improvement of fire safety is targeted at 150 for each year. However, from 2004 to 2006, the actual and planned numbers inspected are substantively higher than the targets. Has the Administration considered upgrading the performance target so as to be in line with the numbers that can actually be handled by the Department?
- (b) The number of specified commercial buildings inspected for improvement of fire safety is targeted at 140 for each year. However, from 2004 to 2005, the actual numbers inspected are comparatively higher than the targets. Has the Administration considered upgrading the performance target so as to be in line with the numbers that can actually be handled by the Department?

Asked by : Hon. LAU Wong-fat

Reply :

The objective of the Fire Safety (Commercial Premises) Ordinance is to improve the fire safety provisions in existing prescribed commercial premises (PCP) and specified commercial buildings (SCB) to which the Ordinance applies. This involves the retro-fitting of fire safety provisions in these old commercial premises and buildings. In the implementation of the Ordinance, the Buildings Department (BD), jointly with the Fire Services Department, would firstly inspect the target PCP/SCB to determine the appropriate improvement works before issuing the fire safety or fire safety improvement directions to the owners.

In addition, to ensure improvement in fire safety provisions for these PCPs/SCBs, we have to follow up with the owners to pursue compliance with the directions, including explaining the required improvement works to them and helping them to organise themselves to carry out the works. The targets of inspecting 150 PCP and 140 SCB per year were set with regard to the staff resources available and the various tasks that BD has to carry out in the implementation of the Ordinance. We consider that these targets should be maintained. We appreciate the importance of this area of work and will strive to inspect 190 PCPs in 2006.

Signature

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CHEUNG Hau-wai

Director of Buildings

10 March 2006

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

Reply Serial No.

HPLB(PL)046

Question Serial No.

1036

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 target set for advertisement signboards to be removed/repared is 1200 per year. However, the actual and planned performances for 2004 to 2006 have been higher than this target. Will the Administration consider raising the target to a level close to the actual workload that it can handle?

Asked by : Hon. LAU Wong-fat

Reply :

The target to remove/repair 1200 signboards per year was set having taken into account the staff resources available to patrol, identify and enforce removal or repair of signboards. Based on the resources available and given that the Buildings Department provides a wide variety of services to the public including taking enforcement actions against unauthorised building works to ensure building safety and dealing with reports from the public on dilapidated buildings, we consider that the target of 1,200 per year should be maintained.

Notwithstanding this, we have been urging our staff to pay extra efforts in dealing with building safety issues, in particular signboards, in order to enhance public safety. Therefore we have been able to achieve slightly more than the set target in the removal/repair of signboards. As we expect that staff will continue to pay such extra efforts in 2006, we have set our performance target for signboards removed/repared in 2006 at 1400. The number of signboards removed/repared also partly depends on the number of reports on defective signboards received from the public. In the event that the number of reports from the public on defective signboards in 2006 is more than expected, we would consider redeploying resources to deal with them.

Signature

Name in block letters

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CHEUNG Hau-wai

Director of Buildings

10 March 2006

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Examination of Estimates of Expenditure 2006-07
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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)047

Question Serial No.

1450

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 commencement of the consultation on the revised requirements on the provision of facilities in buildings for persons with a disability and the elderly persons, please provide the details of the consultation and its latest progress.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The Elderly Commission and LegCo Panel on Welfare Services were consulted in November 2005 and January 2006 respectively on the draft revised Design Manual: Barrier Free Access. In addition, two public consultation forums were held in February, 2006. The building industry and other stakeholders are also being consulted. Moreover, views from members of the public are being invited. Upon completion of the consultation exercise in June this year, the findings will be analysed and the outcome of the consultation will be reported to the LegCo Panel on Welfare Services.

Signature

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CHEUNG Hau-wai

Director of Buildings

10 March 2006

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

Reply Serial No.

HPLB(PL)048

Question Serial No.

1451

Head : 82 Buildings Department Subhead (No. & title) : 700 General
non-recurrent

Programme : Buildings and Building Works Item code: 021

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question : As regards the "Consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly", (a) an amount of \$2,153,000 has been spent up to 31 March 2005, please provide the breakdown of the expenditure; (b) the revised estimated expenditure for 2005-06 was \$62,000, please provide the details on how this was spent; (c) how will the remaining \$2,285,000 be spent and the details? (d) what is the progress of drafting the manual? And when will the drafting be finished and how will the manual be used?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

- (a) The contract sum for the consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly is \$2,460,000 (All figures in this reply have been rounded off to the nearest thousand). Partial payments were made upon completion of the various stages of the study. The total actual expenditure up to 31 March 2005 was \$2,153,000. The payments at various stages are as follows:

<u>Stages of Payment for the Consultancy Study</u>	<u>Payment</u>
(i) Production of Review and Research Report	\$ 738,000
(ii) Production of Rationalised Requirements Report	\$ 615,000
(iii) Production of Final Report and draft revised Design Manual (Interim Payment)	<u>\$ 800,000</u>
	\$ 2,153,000

- (b) The \$62,000 was the final payment for the Final Report stage.

- (c) A public consultation exercise is being conducted on the draft revised Design Manual. Out of the remaining \$2,285,000, \$246,000 is earmarked for the payment at the Supplementary Report stage for finalising the Design Manual after the public consultation. The remaining balance may be utilised for any additional services that are required of the consultant or contingency work, as may be necessary depending on the views received in the consultation.

- (d) The public consultation exercise on the draft revised Design Manual will end in June 2006. Views received in the consultation will be taken into account in finalising the revised Design Manual. Legislative amendments to the relevant building regulations are planned to be introduced in the next legislative session to require newly constructed and substantially altered private buildings to adopt the revised standards in the provision of facilities for the disabled and elderly. The revised standards will be implemented as part of the requirements relating to the design, planning and construction of new buildings and substantially altered buildings enforced by the Buildings Department.

Signature	_____
Name in block letters	<u>CHEUNG Hau-wai</u>
Post Title	<u>Director of Buildings</u>
Date	<u>10 March 2006</u>

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

Reply Serial No.

HPLB(PL)049

Question Serial No.

1457

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, the actual number of cases handled on reports from members of the public on dilapidated buildings were 15 523, 3 838 more as compared with 2004. However, the number of repair orders issued and cases handled in 2006-07 will be reduced instead of increased. In this connection:

- (a) please list out the type of cases handled in 2005-06 and that of the additional 3 838 cases;
- (b) the details on how to decide the numbers of cases handled and repair orders issued for the coming year;
- (c) what are the reasons accounting for the reduced numbers of repair orders issued and cases handled instead of increase in 2006-07?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

- (a) For the reports from members of the public on dilapidated buildings handled by the Buildings Department (BD) in 2004 and 2005, the types of defects involved are as follows:

	2004	2005	Increase/Decrease
External Building Defects	1849	3174	1325
Internal Building Defects	322	251	-71
Drainage Defects	893	1195	302
Water Seepage	6931	8412	1481
Miscellaneous	1690	2491	801
Total	11685	15523	3838

(b)&(c) In estimating the number of reports on dilapidated buildings attended to for 2006, we note that there is a rising trend of such reports as follows: -

Year	2002	2003	2004	2005
Reports on dilapidated buildings attended to	5496	8334	11685	15523

The rising trend is probably due to the increase of public awareness of building safety as a result of BD's sustained publicity programmes through various media in this respect over the past years. We anticipate that the number of reports on dilapidated buildings to be received from the public in 2006 will be at a level similar to that in 2005, and therefore estimate it to be 15000.

Regarding repair orders issued, the numbers in the past four years are as follows:

Year	2002	2003	2004	2005
Repair orders issued	671	2676	1593	901

It should be noted that the sharp increase in 2003 and 2004 was due to the increase in the number of repair orders issued on defective drainage pipes during and after the SARS outbreak in 2003. Since nearly all the defective drainage pipes identified in the territory-wide surveillance conducted by BD during SARS have now been repaired, we anticipate that the repair orders to be issued in 2006 would return to a normal level. We have made reference to the number of repair orders issued in 2002 and 2005 and estimated the number in 2006 to be 800.

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CHEUNG Hau-wai

Director of Buildings

11 March 2006

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

Reply Serial No.

HPLB(PL)050

Question Serial No.

1458

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 taking actions to complete the follow-up work on outstanding drainage orders issued in respect of private buildings and hygiene blackspots in the wake of the Severe Acute Respiratory Syndrome outbreak,

- (a) please list out the locations of the private buildings and hygiene blackspots involved in the works;
- (b) the details on the follow-up action, the methods in setting priorities in carrying out repair of the buildings and the targeted completed time of the repair works;
- (c) how to ensure that during the peak period of the outbreak of contagious disease, there will be no massive outbreak in the community due to the delay in carrying out drainage repair works at the above buildings?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

During the outbreak of SARS in 2003, the Buildings Department had organized a territory-wide inspection of external drainage system of some 30 000 private residential buildings and thereafter followed up with the enforcement of repair of the drainage defects found in 6 000 of these buildings. Most of the buildings owners had carried out the improvement or repair works voluntarily. For the remaining cases, we have issued drainage repair orders to the owners of some 2 373 buildings. 2 178 buildings have completed the required repair works to comply with the orders issued. For the remaining 195 buildings where the repair orders are still outstanding, repair works are being carried out or being arranged by either the government contractor in default of the owners or the consultants/contractors engaged by the owners. Two prosecutions against the owners who failed to comply with the drainage orders have been instigated so far.

The geographical distribution of these cases is as follows:

<u>Region</u>	<u>No of outstanding cases</u>
Hong Kong	95
Kowloon	82
New Territories	18
Total	195

For the clearance of the hygiene blackspots, the drainage repair orders issued in Phases I, II and III of the operations have all been complied with, except in one outstanding case in Kowloon, where the drainage repair works are being carried out by the government contractor in default of the owner.

We are determined to minimise the health hazard caused by the defective drainage systems in existing buildings. For any major drainage defects in those buildings which may pose a health hazard BD has already mobilised the government contractor to carry out the necessary repair to abate the hazard. To ensure timely enforcement action against drainage defects, we have set up a Progress Monitoring Committee to closely monitor the progress of our enforcement actions.

We will closely monitor the progress of the drainage repair works of the remaining 195 buildings where the drainage defects are minor, and the remaining case in the clearance of hygiene blackspot mentioned above, where the works are now being carried out or being arranged.

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CHEUNG Hau-wai

Director of Buildings

11 March 2006

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

Reply Serial No.

HPLB(PL)051

Question Serial No.

1459

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 review of the operation of the pilot joint office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems, please advise:

- (a) the details and effectiveness of the pilot project previously implemented in Sham Shui Po District?
- (b) the numbers of the complaints in the territory about water seepage problems to be handled and already handled respectively in 2004-05?
- (c) the reasons and needs, objectives, manpower and expenditure involved as well as the anticipated effectiveness and anticipated efficiency regarding the time required for completing the entire process and indicators of this joint office?
- (d) whether the functions and the scope of work of this joint office would be expanded? If yes, what are the details of the plan, expenditure and manpower required?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The pilot Joint Office (JO) in Shamshuipo has been set up since 31.12.2004, comprising 6 professional and technical staff from the Buildings Department (BD) and 7 staff from the Food and Environmental Hygiene Department (FEHD) to work together with the objective to provide a 'one-stop' service in dealing with water seepage complaints. Under the scheme, in response to a public complaint, FEHD staff in the JO would carry out initial inspections to establish the cause of water seepage. Should the source of water seepage not be identified, a further investigation by BD staff in the JO would be conducted to diagnose the source of seepage. The JO would refer the case to the Water Supplies Department for follow up if suspected defective water supply pipes are involved.

The monthly recurrent cost of the pilot JO was about HK\$365,000. Under the mode of operation of the JO, the total time required for completing the investigation of a complaint has been shortened to about 80 days and the success rate (assessed by the number of cases where the source of water seepage was identified over the total number of investigations completed) reached 69% as compared with the past success rate of 14% before the establishment of the JO, whereas the failure rate was 2%.

Building on the successful experience of the pilot scheme, 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 annual operating cost of the expanded JO will be \$26M, covering a total number of 48 building professional/technical officers to be employed by BD and a budget of \$12M for outsourcing the investigation work to private consulting firms. FEHD will meet the manpower requirement of the JO through internal redeployment.

In 2005, a total of 16,180 public complaints about water seepage in the whole territory were received. As regards the breakdown of complaints to be handled and already handled, such data are not readily available.

Signature

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CHEUNG Hau-wai

Director of Buildings

11 March 2006

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

Reply Serial No.

HPLB(PL)052

Question Serial No.

2233

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 Application Vetting Panel system, the target of the Buildings Department is to advise on all restaurant licence applications within 14 days. However, in 2004, 2005 and 2006, the performances of the department could not meet the 100% target. What are the reasons for it?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

Concerning the target for “advising on restaurant licence applications under the Application Vetting Panel system within 14 days”, whilst we will endeavour to achieve the 100% target for providing advice on the licence applications, we have set our planned performance targets for 2004, 2005 and 2006 at 95% in view of actual experience.

For some cases, the handling time was longer than 14 days. It was mainly because we were unable to access the premises concerned for inspection or because further research into the building records was required for some complex cases. However, in all these cases, we were able to provide our licensing requirements to the applicants before the date of the Application Vetting Panel meetings arranged by the Licensing Authority. The longer handling period has not caused delay to the Application Vetting Panel in processing the applications.

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CHEUNG Hau-wai

Director of Buildings

10 March 2006

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

Reply Serial No.

HPLB(PL)053

Question Serial No.

2234

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 Administration has set the target for making existing building records available for public viewing within ten days. However, the target could not be 100% met in 2004 and 2005 and will not be 100% met in 2006. What are the reasons for not meeting the target?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

Whilst we will endeavour to achieve a 100% target for making building records available for public viewing within 10 working days, we have set our planned performance targets for 2004 and 2005 at 93% and 94% respectively. In 2004 and 2005, BD achieved actual performance rates of 94% and 94.5% respectively which were slightly higher than the planned targets. In view of the actual performance in the past year i.e. 94.5%, the planned performance target set for 2006 remains unchanged at 94%.

For some cases, the handling time took longer than 10 working days. This was mainly because the required paper-based building records were being kept for viewing by another applicant or government user and/or the manual retrieval of the paper-based records had caused occasional misplacement of records.

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Director of Buildings

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

Reply Serial No.

HPLB(PL)054

Question Serial No.

1199

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 consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly, the revised estimated expenditure for 2005-06 is \$62,000, which is less than a half of the accumulated expenditure and the expenditure to be used . What are the reasons for it? Is that because the progress of the above consultancy study is slower than expected?

Asked by : Hon. MA Lik

Reply :

The contract sum for the consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly is \$2,460,000 (All figures in this reply have been rounded off to the nearest thousand). As at 28 February 2006, 90% of the consultancy work has been completed and the total payment to the consultant has accumulated to \$2,215,000. Out of the remaining \$2,285,000, \$246,000 (about 10% of the contract sum) is earmarked for the production of Supplementary Report and finalisation of the revised Design Manual. The balance is reserved for any additional services from the consultant or contingency work which may be required after the public consultation on the draft revised Design Manual.

The consultancy study has taken a longer time than expected as diverse views and competing needs have been expressed by different stakeholders and the consultant has therefore spent more time on the consultation with the relevant parties in order to come up with balanced views and requirements for the drafting of the revised Design Manual.

Signature

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CHEUNG Hau-wai

Director of Buildings

10 March 2006

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

Reply Serial No.

HPLB(PL)055

Question Serial No.

1200

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 : Please provide the timetable of the Consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly. What are the implications on expenditure and staffing?

Asked by : Hon. MA Lik

Reply :

Following the completion of the consultancy study on the revision of the Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly, a public consultation exercise has been launched on the revised requirements proposed in the draft revised Design Manual. The consultation will end in June 2006. Views received in the consultation will be taken into account in finalising the revised Design Manual. Legislative amendments to the relevant building regulations are planned to be introduced in the next legislative session to require the adoption of the revised standards in newly constructed and substantially altered private buildings. The expenditure on the consultancy study on the revised Design Manual is about \$2.5 million. The implementation of the revised requirements will form part of the requirements relating to the design, planning and construction of new and substantially altered buildings enforced by the Buildings Department. No additional resources will be incurred for the implementation.

Signature

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CHEUNG Hau-wai

Director of Buildings

10 March 2006

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

Reply Serial No.

HPLB(PL)056

Question Serial No.

2215

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 initiatives that will be taken forward in 2006-07 include “introducing the first package of legislative amendments to implement a performance-based regulatory system to facilitate modern and innovative building design”. Please provide the details of this area of work and what are the implications on the estimates of expenditure and manpower?

Asked by : Hon. MA Lik

Reply :

The performance-based regulatory system being developed aims to transform many of the prescriptive standards set out in the existing regulations under the Buildings Ordinance to performance requirements. Under such a system the regulations will specify the required outcome or performance to be achieved rather than prescribing the process, means or methods by which the specified outcome or performance can be achieved. This will provide greater flexibility for building designers to propose alternative and innovative designs to comply with the safety and health performance requirements instead of requiring them to strictly follow the present set of prescriptive standards.

For the purpose of development of the system, we have commissioned consultants to carry out studies on various aspects of planning, design and construction requirements of buildings and building works with a view to modernising the regulations and transforming the prescriptive standards to performance requirements where feasible. The consultancy studies cover the review of the existing prescriptive standards in the regulations under the Buildings Ordinance and the performance-based approach as adopted in other countries, as well as the drawing up of recommendations on amendments to the existing regulations. The subjects of these studies include lighting and ventilation, sanitary and drainage system, fire safety and construction of buildings and building works. We will consult the building industry in the course of developing the system and intend to introduce the relevant amendments to the regulations to the LegCo in phases from 2006 onwards.

The estimates of expenditure for payment to the consultants for carrying out the consultancy studies in 2006-07 are as follows:

	Consultancy Study	Approved Commitment \$'000	Accumulated Expenditure to 31.3.2005 \$'000	Revised expenditure for 2005-06 \$000	Estimated expenditure for 2006-07 \$000	Balance \$000
1	To review the Code of Practice for fire safety in buildings and renovation works	9,900	4,340	3,165	950	1445
2	To review Building Regulations on drainage of buildings	4,000	2,507	546	74	873
3	To draft a Limit-State Code for Structural Use of Steel in Hong Kong	3,200	2,240	480	480	-

The staff resources required for developing the performance-based systems are absorbed by existing staff in the Department.

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Reply Serial No.

HPLB(PL)057

Question Serial No.

0066

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 "Hire of services and professional fees", the estimated expenses of 2006-07 will increase more than \$12,000,000 when compared with the revised estimate of 2005-06. Please provide in specific details on the increased amount.

Asked by : Hon. TAM Heung-man

Reply :

Compared with the revised estimate of 2005-06, there will be an increase of \$12,458,000 in the 2006-07 estimate under "Hire of services and professional fees".

The increase is mainly due to the increase in outsourcing work to consulting firms in 2006 for inspection of buildings targeted for large scale removal of unauthorised building works (UBWs), surveillance patrols of new UBWs, investigation of building defects, and investigation of water seepage under the expanded joint office with the Food and Environmental Hygiene Department for handling public complaints about water seepage in the whole territory.

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Director of Buildings

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Reply Serial No.

HPLB(PL)058

Question Serial No.

2089

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 in 2004 and 2005, the number of prescribed commercial premises inspected for improvement of fire safety are 26% higher than the target. Has the Administration considered upgrading the target and improve the services?

Asked by : Hon. TAM Heung-man

Reply :

The objective of the Fire Safety (Commercial Premises) Ordinance is to improve the fire safety provisions in existing prescribed commercial premises (PCP) to which the Ordinance applies. This involves the retro-fitting of fire safety provisions in these old commercial premises. In the implementation of the Ordinance, the Buildings Department (BD), jointly with the Fire Services Department, has to firstly inspect the target PCP to determine the appropriate improvement works before issuing the fire safety directions to the owners.

In addition, to ensure improvement in fire safety provisions for these PCPs, we have to follow up with the owners to pursue compliance with the directions, including explaining the required improvement works to them and helping them to organise themselves to carry out the works. The target of inspecting 150 PCP per year was set with regard to the staff resources available, and the various tasks that BD has to carry out in the implementation of the Ordinance. We consider that this target should be maintained. We appreciate the importance of this area of work, and will strive to inspect 190 PCPs in 2006.

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Reply Serial No.

HPLB(PL)059

Question Serial No.

2090

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 2006-07, the Buildings Department will set up joint offices with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems. In this connection, i) how the Administration re-assigns the work of the staff? ii) under the circumstances where the establishment remains unchanged, can the efficiency of the Buildings Department in other areas of work be maintained ?

Asked by : Hon. TAM Heung-man

Reply :

The Buildings Department (BD) and Food and Environmental Hygiene Department (FEHD) jointly set up a Joint Office (JO) as a pilot scheme in Shamshuipo on 31 December 2004 to provide a "one stop" service in dealing with water seepage complaints. Under this new mode of operation the total time required for completing the investigation of a complaint has been shortened to about 80 days and the success rate (assessed by the number of cases where the source of water seepage was identified over the total number of investigations completed) reached 69% as compared with the success rate of 14% before the establishment of the JO. Building on the success of the pilot scheme, the JO service would be extended to cover the whole territory with an additional provision of \$80 m to implement a three-year programme commencing in April 2006.

The annual operating cost of the expanded JO will be \$26 m covering a total number of 48 building professional/technical officers to be employed by BD and a budget of \$12M for outsourcing the investigation work to private consulting firms. FEHD will meet the manpower requirement of the JO through internal redeployment.

We will re-assign investigation work to be carried out partly by the dedicated staff and partly by outsourcing to private consulting firms. As the establishment remains unchanged, the efficiency of the Buildings Department in other areas of work will not be affected.

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Reply Serial No.

HPLB(PL)060

Question Serial No.

1460

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 strengthening the service of inspecting unauthorised building works under construction within 48 hours by assigning additional outsource contractors to carry out the inspection, can the Administration provide the details on the assignment of outsource contractors and what will the expenditure be? As compared with making inspection by the Administration, what are the differences?

Asked by : Hon. TO Kun-sun, James

Reply :

As regards the provision of non-emergency services to deal with reports on unauthorised building works (UBWs) under construction, we pledge to respond to such reports within 48 hours. To provide the service covering also Sundays and public holidays, we have assigned the investigation work to private consultants. In 2005, we have hired eight consultants (whereas only six consultants were hired in 2004) to strengthen the service. The total contract sum of the consultancies has increased from \$5.28M to \$7.92M. The contracts of the eight consultants will continue in 2006 to provide service for the investigation of UBWs under construction. Inspections of UBWs under construction within 48 hours are carried out by private consultants. Hence there is no comparison in terms of expenditure between the inspections carried out by private consultants and the Buildings Department for this area of work.

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Reply Serial No.

HPLB(PL)061

Question Serial No.

1461

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 reviewing the operation of the pilot joint office with the Food and Environmental Hygiene Department to handle water seepage problems, what are the findings of the review?

Asked by : Hon. TO Kun-sun, James

Reply :

The operation of the pilot joint office (JO) in Shamshuipo to provide a 'one-stop' service in handling water seepage complaints was reviewed in 2005. JO investigated a total of 974 cases out of 1380 water seepage complaints received in 2005. Investigation for about 29% of the complaints had later ceased due to drying out of the seepage. The findings of the review showed that of all the investigations completed, the success rate (i.e. assessed by the number of cases where the source of water seepage was identified over the total number of investigations completed) reached 69% as compared with the success rate of 14% before the establishment of the JO, whereas the failure rate was 2%. The pilot JO has also tested out the new mode of operation for handling water seepage complaints. Under this mode of operation, the total time required for completing the investigation of a complaint has been shortened to about 80 days. Given the significant increase in the success rate in detecting the sources of water seepage, the JO service will be extended to cover the whole territory under a three year programme starting from April 2006.

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Reply Serial No.

HPLB(PL)062

Question Serial No.

1462

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 actions taken to complete the follow-up work on the outstanding drainage orders issued in respect of private buildings and hygiene blackspots in the wake of the Severe Acute Respiratory Syndrome outbreak, what is the number of buildings that has not complied with these repair orders so far? What is the number of cases that prosecution action has been taken?

Asked by : Hon. TO Kun-sun, James

Reply :

During the outbreak of SARS in 2003, the Buildings Department had organized a territory-wide inspection of the external drainage system of some 30 000 private residential buildings and thereafter followed up with enforcement to seek repair of the drainage defects found in 6 000 of these buildings. Most of the building owners had carried out the improvement or repair works voluntarily. For the remaining cases, we have issued drainage repair orders to the owners of 2 373 buildings. The repair works in 2 178 buildings have been completed. For the remaining 195 buildings where the drainage orders are still outstanding, repair works are being carried out or being arranged by either the government contractor in default of the owners or the consultants/contractors engaged by the owners. Two prosecutions against the owners who failed to comply with the drainage repair orders have been instigated so far.

For any major drainage defects in those buildings which may pose a health hazard, BD has already mobilised the government contractor to carry out the necessary repair to abate the hazard. We will closely monitor the progress of these outstanding cases to pursue early completion of the repair works.

Regarding the clearance of the hygiene blackspots, the drainage repair orders issued in Phases I, II and III of the operation have all been complied with, except in one outstanding case where the drainage repair works are being carried out by the government contractor in default of the owner.

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Reply Serial No.

HPLB(PL)063

Question Serial No.

1463

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 consultation commenced on the revised requirements on the provision of facilities in buildings for persons with a disability and the elderly persons, what are the progress and findings of the consultation?

Asked by : Hon. TO Kun-sun, James

Reply :

The Elderly Commission and LegCo Panel on Welfare Services were consulted in November 2005 and January 2006 respectively on the draft revised Design Manual: Barrier Free Access. In addition, two public consultation forums were held in February, 2006. The building industry and other stakeholders are also being consulted. Moreover, views from members of the public are being invited. Upon completion of the consultation exercise in June this year, the findings will be analysed and the outcome of the consultation will be reported to the LegCo Panel on Welfare Services.

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Reply Serial No.

HPLB(PL)064

Question Serial No.

1464

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 the introduction of an integrated site supervision system for building works and street works to replace the previous site safety supervision system, please advise us on the implementation of the new system and the differences between the two systems.

Asked by : Hon. TO Kun-sun, James

Reply :

Before 31 December 2005, there were three types of supervision requirements under the Buildings Ordinance:

- (a) Site Safety Supervision – supervision to ensure that site works were carried out in a safe manner through specified site safety management arrangements. This was required for all types of building works and street works;
- (b) Quality Supervision – supervision to ensure that the quality of foundation, soil nailing and ground investigation field works were up to standards; and
- (c) Qualified Supervision for Geotechnical Works – supervision to ensure that the geotechnical design assumptions and requirements were followed in the carrying out of building works and street works with geotechnical contents.

Each of the above types of supervision requirements entailed a different system of supervision in terms of the frequency of inspections and the competence and number of site supervisors required under the system. Depending on the particular type of building works or street works to be carried out, one, two or three types of supervision requirements might be required at the same site, and different sets of supervision proposals had to be prepared and submitted to the Building Authority before consent to commence the building works or street works was given.

The new integrated site supervision system integrates the above three types of supervision requirements under one system and rationalises the duties, grades and inspection frequencies of the site supervisors. The objective is mainly to streamline the procedures and avoid duplication of the administrative efforts involved. Examples of streamlining measures include requiring submission of only one supervision plan covering the different types of supervision instead of different plans for different types of supervision and reducing the number of site supervisors required by merging supervisory personnel.

The integrated site supervision system is specified in the revised Technical Memorandum for Supervision Plans issued under section 39A of the Buildings Ordinance, which has been approved by the Legislative Council and implemented since 31 December 2005.

To facilitate the implementation of the new system, the department organized a number of seminars between December 2005 and February 2006 to explain and illustrate to the building industry the details of the new system and the related administrative procedures. The new system has been widely accepted by the industry.

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Reply Serial No.

HPLB(PL)065

Question Serial No.

1465

Head : 82 Buildings Department Subhead (No. & title) : 000

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 existing building records will be available for public viewing within ten days. However, only 94% of the cases could meet the targets in 2004 and 2005 and will meet the target in 2006-07 respectively. What are the reasons for not meeting the targets and what improvement measures will be taken by the Administration?

Asked by : Hon. TO Kun-sun, James

Reply :

While we will endeavour to achieve the 100% target, we have set our planned performance targets for 2004 and 2005 at 93% and 94% respectively. In 2004 and 2005, BD achieved actual performance rates of 94% and 94.5% respectively which were slightly higher than the planned targets. In view of the actual performance in the past year i.e. 94.5%, the planned performance target set for 2006 remains unchanged at 94%.

For some cases, the handling time took longer than 10 working days. This was mainly because the required paper-based building records were being kept for viewing by another applicant or government user and/or the manual retrieval of the paper-based records had caused occasional misplacement of records.

To address the problems which may cause the handling time to exceed 10 working days and to further enhance the viewing and copying service for building records, funding was approved in July 2003 for the installation of a computerized Building Records Management System (BRMS) in our Building Information Centre (BIC). The BRMS can provide 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 record by more than one user, thus improving the performance in meeting the 10-day target. To take a further step forward, funding was approved in September 2003 for the development of a web-based retrieval system of the electronic building records to enable the public to gain access to the building records round-the-clock through the internet at their own premises. The web-based retrieval system is now being developed and is expected to be launched later this year.

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Reply Serial No.

HPLB(PL)066

Question Serial No.

1466

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 2006-07", the Buildings Department will continue to assist the Home Affairs Department in the clearance of environmental hygiene blackspots. Please provide the details of this area of work.

Asked by : Hon. TO Kun-sun, James

Reply :

In 2006, we will continue to collaborate with relevant departments including the Home Affairs Department (HAD) to tackle the environmental hygiene problems in the coming Phase IV of the Blackspots Clearance Operation led by HAD. The list of hygiene blackspots under the Phase IV operation will be compiled by HAD. Under the inter-departmental joint operation, the Buildings Department will be involved in the issue of orders to require the removal of unauthorised building works and the repair of defective drainage pipes identified in the blackspots concerned.

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Reply Serial No.

HPLB(PL)067

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

Question Serial No.

Programme : Buildings and Building Works

1467

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Under the "Matters Requiring Special Attention" in 2006-07, the Buildings Department will sustain a public education and publicity campaign on the need for periodical safety inspection and maintenance of buildings. Please provide details of the campaign.

Asked by : Hon. TO Kun-sun, James

Reply :

The Buildings Department will continue to utilize various channels and means to promote the importance of building care and to impress upon building owners the need to keep their properties under regular and proper maintenance. Major publicity and public educational activities proposed for 2006 are as follows:

(a) On aluminium window safety

Publicity to promote window safety, including regular and proper maintenance of windows and proper use of windows targeting "high-risk" periods (e.g. before and during rainy seasons and before Chinese New Year), will be launched including:

- (i) increasing the screening frequency of Announcement of Public Interest (API) on TV and radio in respect of aluminium window safety;
- (ii) sending seasonal reminders to property management companies, owners' corporations and mutual aid committees, etc. to solicit their assistance in promoting the message; and
- (iii) distribution of promotional materials directly to households.

(b) On removal of unauthorised building works

A dedicated publicity campaign targeting the removal of unauthorised large advertising signboards, unauthorised large TV-screen type signboards on external walls and unauthorised large glass panel external walls in pedestrian zones will be launched in the second quarter of 2006.

(c) On water seepage

A new “do-it-yourself” guide on water seepage investigation in domestic flats will be produced in the second quarter of 2006 for distribution to building owners, property management companies, owners’ corporations and mutual aid committees.

(d) On bamboo scaffolding safety

A new TV API promoting bamboo scaffolding safety and the importance of taking precautionary measures before and during inclement weather will be produced. A new poster will be distributed to construction sites, existing buildings, property management companies and contractors, etc. The new API and poster campaign will be launched in early May 2006.

(e) On general building care

We will continue to maximize the screening of our promotional materials on building care in buses, trains, outdoor advertisement boards, radio commercials, and time-check sponsorship.

Community events, e.g. carnivals, essay writing contests, souvenirs redemption exercises and exhibitions to promote building care to various target audiences will be organised.

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CHEUNG Hau-wai

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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)068

Question Serial No.

1468

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 2006-07, the Buildings Department will collaborate with the Hong Kong Housing Society and the Urban Renewal Authority in speeding up the rehabilitation of old buildings by providing technical and financial assistance to owners in need. Please provide details of the work involved.

Asked by : Hon. TO Kun-sun, James

Reply :

We have joined hands with the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to promote and assist in 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 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 older private residential buildings to form Owners Corporations (OC), provides subsidies to owners to repair and maintain buildings aged 20 years or above; and offers interest-free loans to owners of such buildings to carry out repair and maintenance works in relation to the safety and hygiene of the 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 Authorised Persons and Contractors, subsidising part of the repair 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 the rehabilitation schemes for a period of five years.

Whilst the Government, HKHS and URA co-operate 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 organisations. While we will primarily focus on carrying out inspections of buildings and law enforcement under the Buildings Ordinance, the HKHS and URA will provide technical support to owners on matters such as formation of OC, appointment of Authorised Persons and Contractors, co-ordination of loan applications and monitoring of the progress of repair and removal works. For example, under the new modality of operation of our Coordinated Maintenance of Buildings Scheme (CMBS), 150 buildings were targeted for comprehensive improvement in 2005. The Buildings Department (BD) would focus on law enforcement duties while HKHS would be responsible for providing technical and financial support to owners. In 2006, another 150 target buildings will be selected for the CMBS operation. Moreover, HKHS would play a supportive role in handling repair orders issued by BD by offering technical advice and other assistance to owners. From May 2005 to the end of 2005, BD has referred 304 cases requesting HKHS to provide assistance to owners. In 2006, we anticipate that HKHS will provide assistance to 800 buildings to which BD will issue repair orders.

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Reply Serial No.

HPLB(PL)069

Question Serial No.

1469

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 2006-07", the Buildings Department will assist the licensing authority in the implementation of improvement measures to streamline the processing of cinema licence. Please provide the details of the improvement measures.

Asked by : Hon. TO Kun-sun, James

Reply :

The Home Affairs Bureau is working on the details of the provisional licensing regime for cinemas and theatres and aims to consult the Legislative Council on the proposed regime later this year. To assist in the process, the Buildings Department (BD) will work out the building safety requirements for the issue of a provisional licence, and develop a private certification system whereby the licence applicant can appoint an Authorised Person to certify compliance with the licensing requirements.

Meanwhile, to streamline the existing cinema licensing process, BD is rationalising the need for approval of alteration works by exempting alteration works items of a minor nature, and setting performance pledges for the processing of revised plans and alteration plans for cinema licence applications. In addition, BD will participate in regular discussion forums with the cinema operators and their consultants to exchange views on issues of common concerns, and will also regularly update the licensing standards and requirements.

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Reply Serial No.

HPLB(PL)070

Question Serial No.

1470

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 2006-07", the Buildings Department will prepare for the development of guidelines on sustainable building design. What is the draft content of the above guidelines?

Asked by : Hon. TO Kun-sun, James

Reply :

Following the publication of "A First Sustainable Development Strategy for Hong Kong" by the Administration, Buildings Department is making arrangements for the commissioning of a consultancy study on sustainable building design features. The objectives of the study are :

- to identify and review the effectiveness of the current measures in promoting sustainable building design features;
- to draw up recommendations on the promotion of sustainable building design features and formulate guidelines for such features;
- to assess the implications of setting mandatory requirements for sustainable building design features in Hong Kong; and
- to advise whether any sustainable building design features should be made mandatory in Hong Kong.

We expect that the consultancy study will commence by mid 2006 and will be completed by end 2006.

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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)071

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

Question Serial No.

Programme : Buildings and Building Works

1471

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Under "Matters Requiring Special Attention in 2006-07", the Buildings Department will extend the mode of operation of the joint office with the Food and Environmental Hygiene Department to the whole territory. Please inform the mode of operation of this joint office and its expansion plan. What are the additional manpower and expenditure involved?

Asked by : Hon. TO Kun-sun, James

Reply :

The Joint Office (JO) in Shamshuipo has been set up jointly by the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD) since 31 December 2004 with the objective to provide a 'one-stop' service in dealing with water seepage complaints. Under this new mode of operation, in response to a public complaint, FEHD staff in the JO would carry out initial inspections to establish the cause of water seepage. Should the source of water seepage not be identified, a further investigation by BD staff in the JO would be conducted to diagnose the source of seepage. The JO would refer the case to the Water Supplies Department for follow up if suspected defective water supply pipes are involved.

Under the new mode of operation, the total time required for completing the investigation of a complaint has been shortened to about 80 days. Of all the investigations completed by the pilot JO, the success rate (i.e. assessed by the number of cases where the source of water seepage was identified over the total number of investigations completed) reached 69% as compared with the past success rate of 14% before the establishment of the JO, whereas the failure rate was 2%.

Given that there is a significant increase in the success rate in detecting the sources of water seepage, the JO service will be extended to cover the whole territory. The proposed extension will be funded by an additional provision of \$80M to implement a three-year programme starting from April 2006. The annual operating cost of the expanded JO will be \$26M, covering a total number of 48 building professional/technical officers to be employed by BD and a budget of \$12M for outsourcing the investigation work to private consulting firms. FEHD will meet the manpower requirement of the JO through internal redeployment.

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Date

CHEUNG Hau-wai

Director of Buildings

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)072

Question Serial No.

1472

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 2006-07", a performance-based regulatory system will be implemented to facilitate modern and innovative building design. Please provide details of this system and the differences as compared with the existing regulatory system.

Asked by : Hon. TO Kun-sun, James

Reply :

The performance-based regulatory system being developed aims to transform many of the prescriptive standards set out in the existing regulations under the Buildings Ordinance to performance requirements. A performance-based regulatory system is a system which specifies the required outcome or performance to be achieved rather than prescribing the process, means or methods by which the specified outcome or performance can be achieved. Such a system will provide greater flexibility for building designers to propose alternative and innovative designs to comply with the safety and health performance requirements instead of requiring them to strictly follow the present set of prescriptive standards. For example, the minimum gradient of a drain is currently prescribed in the relevant regulations in order to achieve self-cleansing effect. In adopting a performance-based approach, the designer can demonstrate by calculation that the flow rate of the proposed gradient of the drain can achieve self-cleansing effect, instead of having to strictly follow the prescriptive minimum gradient. Hence, building designers may choose suitable design, planning and construction methods for buildings or building works as long as the buildings or building works so designed, planned and constructed meet the performance requirements specified in the regulations.

Signature

Name in block letters

Post Title

Date

CHEUNG Hau-wai

Director of Buildings

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)073

Question Serial No.

0608

Head : 33 Civil Engineering and Development Subhead :
Department

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 : In this programme, the 2006 Estimate for the indicator "Expenditure on construction for land formation and infrastructure" is \$2,700 million, which is less than its 2005 Estimate of \$4,151 million by \$1,451 million. The reduction is about 35%. What are the reasons for the reduction?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The provision in the 2006 Estimate is smaller because the following major projects have been completed :-

- (a) Engineering works for back-up area and infrastructure for Container Terminal No.9;
- (b) Trunk Road T7 in Ma On Shan; and
- (c) A number of flood protection projects in the North West New Territories.

Signature _____

Name in block letters _____

Post Title _____

Date _____

John S V CHAI

Director of Civil Engineering and Development

11.3.2006

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

HPLB(PL)074

Question Serial No.

0977

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 2006-07” mentions “continue to provide technical input to the planning framework and engineering review of Wan Chai Development Phase II with a view to further minimising the extent of reclamation works”. What are the details of the support?

Asked by : Hon. HO Chun-yan, Albert

Reply :

In the light of the judgment of the Court of Final Appeal on harbour reclamation, the planning framework and engineering review of Wan Chai Development Phase II is being conducted 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 participation currently being undertaken.

Technical support is being provided by a team of four professionals and one technical staff. 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) judgment and ensure that any reclamation proposal 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

John S V CHAI

Director of Civil Engineering and Development

11.3.2006

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

Reply Serial No.

HPLB(PL)075

Question Serial No.

0978

Head : 33 Civil Engineering and Development Subhead :
Department

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 2006-07” mentions “continue to provide technical input to the planning framework of Kai Tak Development for early commencement of engineering review”. What are the details of the support?

Asked by : Hon. HO Chun-yan, Albert

Reply :

Technical support is being provided by a team of three professionals. We will continue to use existing staff resources to provide technical support to the Planning Department for the Kai Tak planning review. We will provide advice on the consultants' preliminary assessments on technical viability, traffic and transport, environmental impacts etc. in conjunction with other concerned departments.

Signature _____

Name in block letters _____ John S V CHAI

Post Title Director of Civil Engineering and Development

Date _____ 11.3.2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)077

Question Serial No.

1930

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 : In 2006-07, there will be a net creation of 400 posts in Lands Department because of the transfer of the squatter control and clearance duties from Housing Department.

- (a) Please list out in detail the respective ranks, duties, terms of employment and salaries of the newly created posts; and
- (b) Will any staff of Housing Department be transferred to Lands Department because of the transfer exercise?

Asked by: Hon. CHAN Yuen-han

Reply:

- (a) The increase of 400 non-directorate posts represents the net change in establishment in 2006-07, taking into account all the proposed post creations and deletions. The net establishment change is given below:

<u>Grades involved</u>	<u>Net Changes</u>
Departmental grades (including Estate Surveyor, Land Surveyor, Land Executive, Land Inspector, Survey Officer, Technical Officer and Land Conveyancing Officer)	+ 88
Housing Manager grade	+ 151
General and common grades (including Solicitor, Executive Officer, Clerical and Secretarial grades, Motor Driver, Foreman, Artisan, Workman and Tracer)	+ 161
Total :	<hr style="width: 100%; border: 0.5px solid black;"/> <u>+ 400</u>

The exact numbers by grades and ranks involved are being finalized. Other than seven posts provided for supporting development of railway projects, the remaining posts are to be transferred from Housing Department (HD) to carry out squatter control and clearance duties. Lands Department will also make use of the new resources transferred from HD to strengthen the territory-wide land control work.

- (b) 323 staff will be transferred from Housing Department to Lands Department on 1 April 2006 following the transfer of squatter control and clearance functions.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)078

Question Serial No.

1556

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 anticipated that in 2006-07, the Lands Department will continue to process land leases for rental estates to facilitate Housing Authority's Divestment of Commercial Properties Initiative. Would the Lands Department advise this Council whether a timetable has been drawn up for the aforesaid work?

Asked by: Hon. CHAN Kam-lam

Reply:

To facilitate the Hong Kong Housing Authority (HA)'s divestment of retail and carparking facilities, the Government has agreed to grant leases to HA for a number of public rental housing estates. According to the tentative programme provided by the Housing Department, a total of 83 leases to cover a number of public rental housing estates are to be completed by mid-2008.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 9 March 2006

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

Reply Serial No.

HPLB(PL)079

Question Serial No.

0912

Head: 91 Lands Department

Subhead (No. & title): 700 General non-recurrent
Cleaning up of black spots in
N.T. (block vote)

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : There are no estimates for 2005-06 and 2006-07 under this subhead. Has the Administration utilised other resources to execute the work concerned? If yes, please advise us of the source of funding and the amount involved; if not, the reasons for not carrying out the work concerned.

Asked by: Hon. CHEUNG Hok-ming

Reply:

The non-recurrent block vote under subhead 700 for cleaning up of black spots in the New Territories was created for provision of the task force (black spots) under a specific ten-year programme from 1994 to 2004. The team was disbanded on 1 April 2004 and the residual work has been subsumed under the routine land administration work of District Lands Office/Yuen Long (DLO/YL) and District Lands Office/North. In this regard, we have redeployed one team of land grade staff to DLO/YL as most of the residual cases are situated within Yuen Long district.

Signature _____

Name in block
letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)080

Question Serial No.

0913

Head: 91 Lands Department

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

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : The estimate for 2006-07 is \$6,200,000. Please advise this Council of the number of sites involved, the prices for the land resumptions, and the respective uses of the sites concerned.

Asked by: Hon. CHEUNG Hok-ming

Reply:

The estimate of \$6.2 million is for payment of ex-gratia allowances in connection with the clearance of government land in 2006-07. Ex-gratia allowances are payable to eligible claimants so as to mitigate their hardship arising from the clearance. As no private land is involved, no resumption cost will be incurred. The number of sites involved together with other related information is : -

<u>Clearance purpose</u>	<u>No. of sites</u>	<u>Ex-gratia allowances \$Million</u>
(a) Clearance for land disposal	6	2.87
(b) Clearance of squatter areas affected by potentially dangerous slopes	202	2.54
(c) Clearance for improvement works on slopes	25	0.79
Total :	<u>233</u>	<u>6.20</u>

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)081

Question Serial No.

0914

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 small house applications to be processed in 2006-07 is 2 300, slightly less than the actual number of cases processed in last year. Please advise this Council of: (a) the number of applications among those processed in 2005 that fulfilled the eligibility criteria, and the actual number of applications already executed; (b) the number of applications that are expected to be successfully approved in 2006-07; and (c) the average time needed to process a successful application.

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) Of the 2 310 new cases processed in 2005, 1 877 met the eligibility criteria under the Small House Policy and 433 were rejected. The actual number of cases executed in 2005 was 930.
- (b) The estimated number of cases likely to be executed in 2006 is around 900.
- (c) The time required for processing a case from commencement of processing to execution generally ranges from one to four years, depending on the complexity of the case concerned.

Signature _____

Name in block letters _____ PATRICK L C LAU _____

Post Title _____ Director of Lands _____

Date _____ 10 March 2006 _____

[TOP](#)

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

Reply Serial No.

HPLB(PL)082

Question Serial No.

1590

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 estimated total acquisition/clearance costs of Lands Department for 2006, there is an increase of over 60% as compared to last year. Why? How many households will be affected by the land acquisitions?

Asked by: Hon. CHEUNG Hok-ming

Reply:

The increase in the 2006 estimate for total acquisition/clearance costs is mainly caused by deferment of a number of Public Works Programme projects from 2005 to 2006. The number of households to be affected by land resumptions in 2006 can only be ascertained near the time when actual resumption proceedings are instituted.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)083

Question Serial No.

1990

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 private treaty grants in 2005 involved 242.12 hectares (ha) of land whereas the 2006-07 estimate for such land grants is only 32 ha. Please advise this Council of: (a) the number of sites involved in 2005 land grants, and a breakdown showing the respective grants ratios of the three regions, i.e. Hong Kong Island, Kowloon and the New Territories; and (b) the basis on which the area of land grants in 2006-07 is anticipated to be 32 ha, and the potential impact of these land grants on the property market.

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) In 2005, the very substantial private treaty grant (PTG) land disposal primarily (almost 90%) arose from the grant of existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. The PTGs involved a total of 23 sites, of which two were on Hong Kong Island, nine in Kowloon and 12 in the New Territories.
- (b) In 2006, our forecast of around 32 ha to be granted by PTG may be broadly broken down as follows :

Divestment of public housing properties under HA's tentative programme	13 ha
Railway-related property development	10 ha
Other non-housing related users (e.g. school, electricity substation)	<u>9 ha</u>
Total :	<u>32 ha</u>

HA's divestment does not generate any supply of residential units. The railway-related property development is estimated to generate about 13 800 flats.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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

Reply Serial No.

HPLB(PL)084

Question Serial No.

1991

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 land involved in the 2006-07 estimate for Rural Planning and Improvement Strategy/Village Improvement is 2 hectares in area. Please advise this Committee of: (a) the types of works mainly to be carried out; (b) the estimated amount of costs for such works; and (c) the approximate number of people who will be benefited.

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) The types of works to be carried out are mainly for provision, improvement and upgrading of access roads to the villages in Sha Tin, Tai Po, Yuen Long and North districts.
- (b) The estimated amount of costs for the works is \$63 million.
- (c) The number of people to be benefited by these projects is not readily available.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)085

Question Serial No.

1992

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 2006-07 estimate for lease enforcement cases marks a drastic increase (from 885 to 1 080). Please advise this Council of: (a) the estimated amount of resources involved; (b) the amount of additional resources involved compared with 2005; and (c) the types of the breach of lease cases covered by the 2006-07 estimate.

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) & (b) On the basis of an enhanced target of 1 080 lease enforcement cases in 2006, the estimated amount of additional resources involved is about \$4.8 million representing an estimated increase of 22% over the resources in 2005.
- (c) The types of lease enforcement work will include various types of non-compliances of lease conditions such as the erection of structures without approval and non-compliance with the building covenant clause, etc.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

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

Reply Serial No.

HPLB(PL)086

Question Serial No.

1993

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 structures cleared in programmed squatter (controls and clearances, the 2006 estimate marks an increase of more than 1.5 times compared with 2005. Please advise this Council of: (a) the districts in which the clearance programme will be mainly carried out; (b) the estimated number of working hours needed; and (c) the number of households involved.

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) Structures to be cleared in the programmed squatter clearances in 2006 would mainly be situated in the New Territories and are associated with the implementation of projects in the Public Works Programme.

Examples of major clearances are :

1. Drainage Improvement in Northern New Territories – Package A, Drainage Improvement Works & Road Works Ancillary to the Proposed Drainage Improvement Works, Stage 2, Kau Lung Hang, Yuen Leng, Nam Wah Po & Tai Hang Areas, Tai Po; and
2. Drainage Improvement Works, Lam Tsuen River, She Shan River, Tai Po River, Tai Po.

- (b) The number of working hours needed to carry out the clearances cannot be estimated as it would depend on the nature and complexity of each clearance operation.

- (c) It is estimated that about 800 households would be involved.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

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

Reply Serial No.

HPLB(PL)087

Question Serial No.

1994

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 transfer of squatter control and clearance duties from the Housing Department to the Lands Department (Lands D), please advise this Council: (a) whether it is necessary for the Lands D to increase its staff; (b) of the amount of additional funding required; and (c) of the estimated amount of savings arising from the said transfer.

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) The squatter control and clearance duties will be performed by staff transferred from Housing Department (HD) to Lands Department (Lands D). The establishment of Lands D will be increased correspondingly to accommodate the transferred staff.
- (b) \$165 million will be transferred from HD to Lands D in connection with the transfer of the squatter control and clearance functions on 1 April 2006.
- (c) It is not possible to estimate the actual savings resulted, since the duties will be integrated with the overall land control work of the Department. We have also made use of the opportunity to review the existing set-up with a view to strengthening the territory-wide land control work including the squatter control and clearance duties taken over from HD.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

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

Reply Serial No.

HPLB(PL)088

Question Serial No.

2005

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 measures which will continue to be explored for speeding up the processing of small house applications, please advise this Council: (a) whether the Administration anticipates that a special allocation of funding and establishment of a task force are necessary for carrying out the work concerned; and (b) whether the Administration has drawn up any phased progress targets for the work concerned. If yes, what are the details; if not, why?

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) The measures currently being considered to expedite processing of small house applications include the formulation of a mechanism for resolving local objections and the review of requirements relating to emergency vehicular access etc. We expect the improvements in these areas and early resolution of other issues under discussion with the Heung Yee Kuk will enhance the productivity of the existing resources currently dedicated to the processing of small house applications and speed up the process. We do not see a need for having a special allocation of funds and establishing a task force for the purpose at this stage.
- (b) We will continue to review our work processes and work with the HYK to examine the ways and means to speed up the processing of small house applications. As each small house application is unique involving different degree of complexity, setting a phased progress target covering all cases is inappropriate.

Signature _____

Name in block letters _____ PATRICK L C LAU

Post Title _____ Director of Lands

Date _____ 11 March 2006

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

Reply Serial No.

HPLB(PL)089

Question Serial No.

2006

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 : How much resources will be reserved for the continued exploration of measures to further streamline and expedite the processing of land transactions and premium assessment? When will the work be expected to complete?

Asked by: Hon. CHEUNG Hok-ming

Reply:

Reviewing and improving the procedures and time involved in the processing of land transactions and premium assessment is an on-going effort. No additional resources will be allocated for it.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

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

Reply Serial No.

HPLB(PL)090

Question Serial No.

0999

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: Since the Grand Promenade incident was criticised by the Audit Commission and the Public Accounts Committee of the Legislative Council, the government departments responsible for land development and disposal tend to be very careful in approving land premiums, building plans, land disposals, etc. They have set up barriers and prolonged the approval procedures, thus undermining the investment intention of the developers and their operating environment. With the need to cut red tape and streamline procedures, would the Government consider speeding up or streamlining the procedures concerned? If yes, what measures will be taken; if not, why?

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

Reply:

Lands Department (Lands D) has always been careful in processing land transactions.

Lands D has been working, and will continue to work, with the property development sector represented on the various forums established to explore ways to enhance the processing of land transactions. Such forums include the Pre-Construction Task Force under the Business Facilitation Advisory Committee, the Land and Building Advisory Committee together with its Land Sub-Committee, and various regular and ad-hoc meetings with stakeholders. By way of illustration, Lands D introduced in 2005 enhancement measures to the Application List System of land sale whereby processing time was cut by 30%, lease conditions were reviewed and updated including the simplification (deletion, amalgamation, redrafting) of 20 conditions, parallel processing of land transactions and associated statutory gazettals was standardised, and an enquiry system for certain unusual land grants was introduced in response to requests from stakeholders.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)091

Question Serial No.

0915

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 is responsible for managing government land to ensure that it is not illegally occupied. Please advise this Council of:

- (a) the total amount, total area and total asset value of unleased land over the territory currently held by the Government; and also a breakdown showing the total amounts, total areas and total asset values of government land subject and not subject to regular inspections and enforcement operations;
- (b) the establishment and salary cost of the staff responsible for conducting inspections and taking enforcement operations against illegal occupation of government land;
- (c) the manpower and salary cost required for conducting inspections and taking law enforcement operations thoroughly;
- (d) a breakdown showing the number of operations and expenditures incurred in taking law enforcement operations against illegal occupation of government land in each of the past five years;
- (e) the reasons for being unable to safeguard government land from being illegally occupied; and
- (f) any measures which can be taken to avoid adverse possession of government land that has been illegally occupied for nearly 60 years because no actions were taken by the Administration.

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

(a) There are around 31 860 hectares of unleased or unallocated land in Hong Kong. Inspections are made from time to time by staff of District Lands Offices (DLOs) to ensure the land is not illegally occupied. The frequency of the inspections depends on the risk of their illegal occupation. Lands Department (Lands D) does not carry out assessment of the value of unleased/unallocated government land unless and until there is a practical need for it such as when the land is made available for development.

(b)&(c) Under the present establishment, about 130 Land Executives, Estate Officers and Land Inspectors are deployed to conduct inspections and take enforcement operations against illegal occupation of government land. The annual staff cost is about \$57 million. In view of other priorities of the Department, it is not practical to conduct inspections of all government land at specified intervals. Lands D would strategically protect those unleased land which are vulnerable to illegal occupation by fencing and more regular patrols.

(d) The breakdown is shown as follows :

<u>Year</u>	<u>No. of operations</u>	<u>Expenditure incurred (\$)</u>
2001-02	2 120	6.6 million
2002-03	2 024	8.0 million
2003-04	2 919	7.7 million
2004-05	2 917	8.7 million
2005-06	4 071	9.2 million

(e) As explained in (b) and (c) above, Lands D makes optimum use of its resources by pursuing a strategic approach in containing illegal occupation of government land. To completely safeguard government land from illegal occupation would require round-the-clock guarding or surveillance of all unallocated/unleased government land, which will incur enormous manpower and expenditure.

(f) Lands D will strengthen land control action to prevent illegal occupation of unleased/unallocated government land and legal enforcement actions will be taken against occupiers of government land as soon as any such illegal occupation has been detected. Under certain circumstances, the DLOs may regularise the occupation of unleased government land through the issue of short-term tenancies to the occupiers concerned.

Signature _____

Name in block
letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

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

Reply Serial No.

HPLB(PL)092

Question Serial No.

0916

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 has projected that 2 300 cases of small house grants can be processed in 2006. However, there are more than 10 000 cases pending at present and some applicants have been waiting for as long as 10 years. Please advise this Council of:

- (a) the reason for not enhancing the target for processing small house grants;
- (b) the number of staff and salary expenditure involved in the discharge of duties for processing small house grants at present;
- (c) the number of staff and salary expenditure to be involved if the yearly target for processing small house applications is raised from 2 300 to 5 000 cases under the existing policy, and its implications on the overall expenditure of the department; and
- (d) subject to the relaxation of the restriction on the plot ratio of small house developments, the estimated number of cases which can be processed each year, as well as its implications on the manpower, salary expenditure, and departmental expenses.

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

- (a) The long processing time for many of the applications is due to factors beyond the Department's control such as site unsuitability, local objections, land title verifications, etc. The Department has improved the service by reducing the waiting time between receipt and commencement of processing of small house applications from a range of 12 to 48 months to a range of 12 months to 36 months depending on the caseload of each New Territories District Lands Office.

- (b) At present, 104 staff representing 12% of the land executive and land inspector grades officers who have the relevant expertise and experience in work relating to small houses are wholly or partly engaged in processing small house applications, and the salary expenditure is about \$32 million per year.
- (c) If the annual target is to be raised to 5 000 cases as proposed, a rough estimate is that the existing manpower and other resources will need to be almost doubled. However, such work requires staff with the relevant experience and skills to resolve many difficult issues involved. There are practical constraints on further redeployment.
- (d) The development of multi-storey buildings in certain designated village expansion areas is a very preliminary proposal, and its feasibility has yet to be established. It is premature at this stage to provide an estimate of the additional number of small house applications that can be processed each year and the resources that would be required.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

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(b) or the small number of land boundary dispute cases that involved Government, the Administration has not experienced much difficulty in resolving them. It is not possible to assess the expenditure on payment required for settling land boundary disputes and the expenditure incurred by additional manpower support in the absence of an appropriate basis for estimating the number of land boundary disputes involving Government, and information like location and size of the area under dispute, etc.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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

Reply Serial No.

HPLB(PL)094

Question Serial No.

0616

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 : Concerning the setting-up of a new Central Action Team (CAT) to strengthen territory-wide land control work and take over the squatter control and clearance duties from the Housing Department, please advise this Council:

- (a) of the objective, the establishment in 2006-07, the expenditure to be involved, the duties, the expected performance, and the performance indicators of the CAT; and
- (b) whether the setting-up of the CAT indicates any change in the Administration's squatter policy; if yes, please provide the details.

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- (a) The Central Action Team (CAT) aims at strengthening the territory-wide land control work including squatter control duties for the whole territory to be transferred from Housing Department (HD) on 1 April 2006 such that illegal use on or occupation of government land will be dealt with more effectively.

The CAT will comprise a total of 433 squatter control staff transferred/to be transferred from the HD, and Lands Department (Lands D) staff, whose number and ranking are still under consideration.

In connection with the transfer of the squatter control and clearance functions, a financial provision of \$165 million will be transferred from HD to Lands D in 2006-07 which will be deployed for strengthening the land control work. No additional financial provision from the Government is required.

We expect that the effectiveness and efficiency of the land control work of the whole territory would be strengthened in a number of areas including an expanded patrol programme and shorter response time to complaints/referrals by members of the public regarding illegal use on or occupation of government land. We have drawn up related indicators under "Land Management" and "Squatter Control & Clearance". The indicators will be reviewed as we gain more practical experience in the light of the operation of the CAT.

(b) The Administration's current squatter policy will remain unchanged with the establishment of the CAT.

Signature	_____
Name in block letters	<u>PATRICK L C LAU</u>
Post Title	<u>Director of Lands</u>
Date	<u>10 March 2006</u>

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Examination of Estimates of Expenditure 2006-07
**CONTROLLING OFFICER'S REPLY TO
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Reply Serial No.

HPLB(PL)095

Question Serial No.

1986

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 mentioned under Matters Requiring Special Attention in 2006-07 that the Lands Department will continue land sales under the Application List System and co-ordinate the timetables for tendering property development projects with the Urban Renewal Authority and the two railway corporations. Please advise this Council of the details of the work concerned.

Asked by: Hon. LEE Wing-tat

Reply:

The operation of the Application List System of government land sale involves the drawing up of the conditions of sale for lots on the Application List, assessments of bids, notifying applicants of a failed bid and arranging the sale in the case of a successful one. As far as the two railway corporations and Urban Renewal Authority (URA) are concerned, the Director of Lands meets with their representatives regularly to co-ordinate the tender programme for URA and the railway-related property developments and review progress. In deciding on the tender programme, account will be given to their business plans and the prevailing market conditions.

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Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 9 March 2006

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Examination of Estimates of Expenditure 2006-07
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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)096

Question Serial No.

1987

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 mentioned under Matters Requiring Special Attention in 2006-07 that the Lands Department will continue to process land leases for rental estates to facilitate Housing Authority's Divestment of Commercial Properties Initiative. Please advise this Council of the details of the work concerned.

Asked by: Hon. LEE Wing-tat

Reply:

To facilitate the Hong Kong Housing Authority (HA)'s divestment of retail and carparking facilities, the Government has agreed to grant leases to HA for a number of public rental housing estates. According to the tentative programme provided by the Housing Department, this involves a total of 83 leases. The work essentially entails the preparation of a government lease and approval of the Deed of Mutual Covenant for each estate.

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Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 9 March 2006

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Reply Serial No.

HPLB(PL)097

Question Serial No.

1988

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 mentioned under Matters Requiring Special Attention in 2006-07 that the Lands Department will continue to explore measures to speed up the processing of small house applications. What are the details of the said measures?

Asked by: Hon. LEE Wing-tat

Reply:

Problems commonly encountered in the processing of small house applications are usually associated with issues such as the requirement for provision of Emergency Vehicular Access (EVA), "fung shui", local objections, pollution of the environment, etc. In 2006, we will focus on identifying solutions to these problems. In this regard, we are exploring with Heung Yee Kuk (HYK) a mechanism for resolving local objections. A Working Group led by Housing, Planning and Lands Bureau with representatives from HYK has also been formed to review the guidelines regarding the EVA requirements.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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Examination of Estimates of Expenditure 2006-07
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Reply Serial No.

HPLB(PL)098

Question Serial No.

1989

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 mentioned under Matters Requiring Special Attention in 2006-07 that the Lands Department will continue to explore measures to further streamline and expedite the processing of land transactions and premium assessment. What are the details of the said measures?

Asked by: Hon. LEE Wing-tat

Reply:

The Department will continue to work closely with the property development sector represented on the various forums established to explore ways to enhance the processing of land transactions. Such forums include the Pre-Construction Task Force under the Business Facilitation Advisory Committee, the Land and Building Advisory Committee together with its Land Sub-Committee, and various regular and ad-hoc meetings with stakeholders. The Department will work with Planning and Buildings Departments to enhance co-ordination among the three Departments to speed up the development approval process.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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Reply Serial No.

HPLB(PL)099

Question Serial No.

2009

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 has the target of issuing letter of reply to application for lease modification to non small house cases within three weeks. However, its actual performance indicates that this target was not met in 2004 and 2005. Why?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The shortfalls of 1% for 2004 and 4% for 2005 in the target were due to longer processing time required for cases which were more complicated such as requiring further land title verification.

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Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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Examination of Estimates of Expenditure 2006-07
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Reply Serial No.

HPLB(PL)100

Question Serial No.

2010

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 has the target of issuing letter of offer of provisional basic terms/rejection/indicating in-principle agreement within 24 weeks from receipt of application for lease modification to non small house cases. However, its actual performance indicates that this target was not met in 2004 and 2005. Why?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The shortfall of 4% for both 2004 and 2005 in the target was due to longer processing time required for cases which were more complicated and involved local objections, site constraints etc.

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Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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Examination of Estimates of Expenditure 2006-07
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Reply Serial No.

HPLB(PL)101

Question Serial No.

2011

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 private treaty grants in 2005 involved 242.12 hectares (ha) of land, representing an increase of 1058% compared with 2004. Why? While the 2006 estimate for such land grants decreases drastically, there is an anticipated increase of 199% in the number of flats as compared with 2005. Why?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

In 2005, the increase of private treaty grant (PTG) land disposal was primarily (over 214 ha or almost 90%) attributable to the grant of existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. No flat production is involved in this divestment exercise. In 2006, the land to be granted to HA in relation to divestment is estimated to be only about 13 ha while other PTG land grants will be mainly for railway-related property development (about 10 ha) and other non-housing related users (e.g. about 9 ha for school, electricity substation etc.).

Flat production from PTG land grants only comes from railway-related property development and this is estimated to be about 13 800 flats in 2006 compared to only 4 624 flats in 2005.

Signature _____

Name in block letters _____ PATRICK L C LAU _____

Post Title _____ Director of Lands _____

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Examination of Estimates of Expenditure 2006-07
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Reply Serial No.

HPLB(PL)102

Question Serial No.

2012

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 the targets of approving all the Deeds of Mutual Covenant and Sale and Purchase Agreements within 13 weeks. However, these targets have not been met since 2004. Why?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The target time for approval of Deeds of Mutual Covenant (DMC) could not be met mainly because of the complexity involved. Some cases involved developments comprising a large number of tower blocks and, sometimes, mixed users and government accommodation giving rise to difficult issues such as the delineation of management/maintenance obligation. In other cases, developers requested substantial revisions to their original submissions requiring examination by the Department.

As regards the approval of sale and purchase agreements, as the standard documentation and new procedures to protect purchasers were introduced in 2004, time has to be allowed for all parties to familiarise themselves with them, hence the 70% achieved in 2004. In 2005, the realisation of the full benefits of the new measures introduced contributed to the achievement of 97%.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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Reply Serial No.

HPLB(PL)103

Question Serial No.

2004

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 : Please list out the details of and the expenses involved in the proposed increase of 400 permanent posts in 2006-07.

Asked by: Hon. LEUNG Yiu-chung

Reply:

The increase of 400 non-directorate posts represents the net change in establishment in 2006-07, taking into account all the proposed post creations and deletions. The net establishment change is given below:

<u>Grades involved</u>	<u>Net Changes</u>
Departmental grades (including Estate Surveyor, Land Surveyor, Land Executive, Land Inspector, Survey Officer, Technical Officer and Land Conveyancing Officer)	+ 88
Housing Manager grade	+ 151
General and common grades (including Solicitor, Executive Officer, Clerical and Secretarial grades, Motor Driver, Foreman, Artisan, Workman and Tracer)	+ 161
Total :	<u> + 400</u>

The exact numbers by grades and ranks involved are being finalised. Other than seven posts provided for supporting development of railway projects, the remaining posts are to be transferred from Housing Department (HD) to carry out squatter control and clearance duties. Lands Department will also make use of the new resources transferred from HD to strengthen the territory-wide land control work. The estimated staff costs are around \$134 million.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

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

Reply Serial No.

HPLB(PL)104

Question Serial No.

0565

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: Lands Department (Lands D) will soon establish the Central Action Team (CAT). Would the Government please advise this Council

- (a) which office of Lands D the CAT will work under;
- (b) of a breakdown showing the number of the CAT staff and their duties by ranks;
- (c) how many of its staff will be transferred from Housing Department and whether their ranks and salaries will be changed; if there will be changes, please list out the number of staff involved and the changes concerned; and
- (d) how many of them are the existing staff of Lands D and whether their ranks and salaries will be changed; if there will be changes, please list out the number of staff involved and the changes concerned?

Asked by: Hon. LI Fung-ying

Reply:

- (a) The proposed Central Action Team (CAT) will be established under the Lands Administration Office of Lands D.
- (b) The CAT will comprise a total of 433 squatter control staff transferred/to be transferred from the Housing Department, and the Lands D staff, whose number and ranking are still under consideration.
- (c) 241 staff of the CAT will be transferred from Housing Department following the transfer of the squatter control duties for the whole territory to the Lands D on 1 April 2006. Their substantive ranking and salary level will not change after the transfer.
- (d) The number and ranking of Lands D staff to be deployed to the CAT are still under consideration. Such deployment will not affect the substantive ranking and salary level of the staff concerned.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

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Examination of Estimates of Expenditure 2006-07
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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)105

Question Serial No.

0834

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 : In view of the large increase in manpower of the Lands Department, expenditure under Operational expenses will also be increased. The estimate of Mandatory Provident Fund contribution, however, remains the same. Why?

Asked by: Hon. LI Fung-ying

Reply:

All the new posts to be created in 2006-07 will be filled by civil servants on pensionable terms for which no Mandatory Provident Fund (MPF) contribution is required. Therefore the estimate of MPF contribution remains the same.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 8 March 2006

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

Reply Serial No.

HPLB(PL)106

Question Serial No.

0835

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 : It is anticipated that there will be a creation of 400 non-directorate permanent posts and 2 directorate posts in Lands Department in 2006-07. Please give a breakdown showing respectively the numbers and functions of the new posts by grades.

Asked by: Hon. LI Fung-ying

Reply:

The increase of 400 non-directorate posts represents the net change in establishment in 2006-07, taking into account all the proposed post creations and deletions. The net establishment change is given below:

<u>Grades involved</u>	<u>Net Changes</u>
Departmental grades (including Estate Surveyor, Land Surveyor, Land Executive, Land Inspector, Survey Officer, Technical Officer and Land Conveyancing Officer)	+ 88
Housing Manager grade	+ 151
General and common grades (including Solicitor, Executive Officer, Clerical and Secretarial grades, Motor Driver, Foreman, Artisan, Workman and Tracer)	+ 161
Total :	<hr style="width: 100%; border: 0.5px solid black;"/> <u>+ 400</u>

The exact numbers by grades and ranks involved are being finalised. Other than seven posts provided for supporting development of railway projects, the remaining posts are to be transferred from Housing Department (HD) to carry out squatter control and clearance duties. Lands Department will also make use of the new resources transferred from HD to strengthen the territory-wide land control work.

The two additional directorate posts are supernumerary in nature, originally planned to be created for a time-limited period for the West Kowloon Cultural District (WKCD) project. Following the Government's announcement on 21 February 2006 to discontinue the "Invitation for Proposals" process and to set up a Consultative Committee to re-examine with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD, the Department will support the coming consultation exercise for the WKCD. The original estimated provision in 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

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Examination of Estimates of Expenditure 2006-07
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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)107

Question Serial No.

0365

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 2005, the Government cleaned up 858 sites in order to prevent the spread of dengue fever and Japanese encephalitis. Please list out the sites by district, the manpower and the expenditure involved. Will the Administration continue to carry out large-scale and regular clean-up exercises? If yes, please advise us of the details; if not, what are the reasons?

Asked by: Hon. LI Kwok-ying

Reply:

In 2005, Lands Department (Lands D), as part of the Administration's effort to eliminate the breeding grounds for mosquitoes to prevent the spread of dengue fever and Japanese encephalitis, cleaned up 858 sites under its charge. The list of sites by district is shown below :

<u>District</u>	<u>No. of sites</u>
Central & Western	5
Eastern	26
Islands	86
Kowloon City	10
Kwai Tsing	50
Kwun Tong	22
North	54
Sai Kung	87
Sha Tin	95
Sham Shui Po	19
Southern	64
Tai Po	71
Tsuen Wan	24
Tuen Mun	51
Wan Chai	10
Wong Tai Sin	40
Yau Tsim Mong	18
Yuen Long	126
Total :	<u>858</u>

The cleaning work was carried out by the Department's term contractors under supervision of the staff in our District Lands Offices (DLOs). About 130 DLO staff were engaged in the work and the expenditure was about \$8 million.

Lands D will continue to assist in any anti-mosquito campaign to prevent the spread of dengue fever and Japanese encephalitis in the coming years.

Signature	_____
Name in block letters	<u>PATRICK L C LAU</u>
Post Title	<u>Director of Lands</u>
Date	<u>10 March 2006</u>

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Reply Serial No.

HPLB(PL)108

Question Serial No.

1929

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 increase of \$190 million in the 2006-07 estimate will be used for, among others, the setting up of the Central Action Team (CAT). Please give the details of the effectiveness for setting up the CAT and how it can strengthen the territory-wide land control work.

Asked by: Hon. TAM Heung-man

Reply:

We expect that the effectiveness and efficiency of land control work of the whole territory would be strengthened in a number of areas including an expanded patrol programme and shorter response time to complaints/referrals by members of the public regarding illegal use on or occupation of government land.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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Examination of Estimates of Expenditure 2006-07
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Reply Serial No.

HPLB(PL)109

Question Serial No.

0927

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 : The "General departmental expenses" have been increasing drastically every year since 2004-05, and will surge to more than \$150 million in 2006-07, representing an increase of 54%. Why? What work do these expenses actually involve?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The increase in the estimate of "General departmental expenses" for 2006-07 is mainly due to the increased provision for supporting development of railway projects and strengthening territory-wide land control work including the squatter control and clearance duties taken over from the Housing Department.

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Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 9 March 2006

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Examination of Estimates of Expenditure 2006-07
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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL) 110

Question Serial No.

0928

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration (2) Survey and Mapping (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: In 2006-07, all the above three programmes list out the additional operating expenses incurred as a result of the transfer of squatter control and clearance duties from Housing Department to Lands Department. Please advise this Council of:

- (a) the reasons;
- (b) the total number of additional staff and amount of the operating expenses incurred because of the transfer of duties; and
- (c) the changes when comparing the additional manpower and operating expenses incurred with the situation before the transfer when Housing Department was responsible for such duties.

Asked by: Hon. TIEN Pei-chun, James

Reply:

- (a) The increase in expenditure in the three programme areas is mainly attributable to the taking over of the squatter control and clearance duties and the associated transfer of resources from the Housing Department (HD) from 1 April 2006. With the resources transferred from HD, we will review the existing set-up with a view to strengthening land control work in the territory. Lands Administration Office of the Department will carry out these functions. Survey and Mapping Office and Legal Advisory and Conveyancing Office will provide the required supporting service in their respective areas of work such as checking of lot boundaries and rendering legal advice on disputes arising from land control action by Lands Administration Office.
- (b) 323 staff and \$165 million will be transferred from HD to Lands Department on 1 April 2006 following the transfer of the squatter control and clearance duties.
- (c) No additional provision is incurred arising from the transfer.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

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Examination of Estimates of Expenditure 2006-07
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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)111

Question Serial No.

1357

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 : Please list out the 858 sites by the 18 districts which were cleaned up by the Administration in 2005 for the elimination of the breeding grounds of mosquitoes.

Asked by: Hon. WONG Kwok-hing

Reply:

The distribution of the 858 sites by district is as follows:

<u>District</u>	<u>No. of sites</u>
Central & Western	5
Eastern	26
Islands	86
Kowloon City	10
Kwai Tsing	50
Kwun Tong	22
North	54
Sai Kung	87
Sha Tin	95
Sham Shui Po	19
Southern	64
Tai Po	71
Tsuen Wan	24
Tuen Mun	51
Wan Chai	10
Wong Tai Sin	40
Yau Tsim Mong	18
Yuen Long	<u>126</u>
Total :	<u>858</u>

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

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Examination of Estimates of Expenditure 2006-07
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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)112

Question Serial No.

1358

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, it is expected that 17 hectares of land will be acquired for the implementation of Public Works Programme projects. How much of it will be resumed for the Hong Kong-Zhuhai-Macao Bridge and the North Lantau Highway Connection projects? What is the estimated expenditure involved?

Asked by: Hon. WONG Kwok-hing

Reply:

The estimated land area to be resumed in 2006 for the implementation of Public Works Programme projects does not include land that may be required for building the section of the Hong Kong-Zhuhai-Macao Bridge within Hong Kong and the North Lantau Highway Connection. The land requirement of the two proposed road projects will not be known until details of the projects have been finalised.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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Examination of Estimates of Expenditure 2006-07
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INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)113

Question Serial No.

1936

Head: 91 Lands Department

Subhead (No. & title): 600 Works

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Regarding Items 256 (Demolition of So Kon Po Cottage Area) and 257 (Demolition of Mt. Davis Cottage Area), please advise this Council:

- (a) of the progress of the aforesaid two project items;
- (b) whether the commitment balance for the project of demolition of Mt. Davis Cottage Area, i.e. only \$252,000, is sufficient to cope with the expenditure in 2006-07; and
- (c) of the projected progress and expenditure in respect of the aforesaid two project items in 2006-07.

Asked by: Hon. WONG Kwok-hing

Reply:

- (a) The clearance works under the project "Demolition of So Kon Po Cottage Area" have largely been completed except for the demolition of a large structure. The project "Demolition of Mt. Davis Cottage Area" was completed in 2005-06.
- (b) and (c) The only outstanding expenditure for the project "Demolition of Mt. Davis Cottage Area" is payment of the retention money to the contractor. The commitment balance for the project is sufficient for the payment. Demolition of the large structure under the project "Demolition of So Kon Po Cottage Area" will be commenced in July 2006 and is scheduled for completion by June 2007. The estimated expenditure for this project in 2006-07 is \$800,000.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)114

Question Serial No.

2106

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 : In 2006-07, Lands Department plans to create 400 non-directorate posts and two directorate posts. In this regard, please advise this Council:

- (a) whether these 400 newly created non-directorate posts are all permanent posts, whether they are all transferred from Housing Department, together with a breakdown showing the numbers of the posts and their ranks, their respective duties, and the percentage of the relevant salary expenses in the total amount of additional funding; and
- (b) of the salary expenses of the two newly created directorate posts, their respective duties, and the reasons for appointing directorate officers to take up these posts.

Asked by: Hon. WONG Kwok-hing

Reply:

- (a) The 400 non-directorate posts are all permanent posts. They represent the net change in establishment in 2006-07, taking into account all the proposed post creations and deletions. The net establishment change is given below:

<u>Grades involved</u>	<u>Net Changes</u>
Departmental grades (including Estate Surveyor, Land Surveyor, Land Executive, Land Inspector, Survey Officer, Technical Officer and Land Conveyancing Officer)	+ 88
Housing Manager grade	+ 151
General and common grades (including Solicitor, Executive Officer, Clerical and Secretarial grades, Motor Driver, Foreman, Artisan, Workman and Tracer)	+ 161
Total :	<u>+ 400</u>

The exact numbers by grades and ranks involved are being finalised. Other than seven posts provided for supporting development of railway projects, the remaining posts are to be transferred from Housing Department (HD) to carry out squatter control and clearance duties. Lands Department will also make use of the new resources transferred from HD to strengthen the territory-wide land control work. Out of the financial provision of \$165 million to be transferred from HD, about 80% is earmarked for staff costs.

- (b) The two additional directorate posts are supernumerary in nature, originally planned to be created for a time-limited period for the West Kowloon Cultural District (WKCD) project. Following the Government's announcement on 21 February 2006 to discontinue the "Invitation for Proposals" process and to set up a Consultative Committee to re-examine with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD, the Department will support the coming consultation exercise for the WKCD. The original estimated provision in 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)115

Question Serial No.

2135

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, please advise this Council:

- (a) of the locations and uses of sites within the 17 hectares of land anticipated to be acquired for the implementation of Public Works Programme projects in 2006;
- (b) of the reason for the decrease in urban renewal projects from last year's 937 to 360; and
- (c) how the total acquisition/clearance costs, i.e. \$706 million, will be used.

Asked by: Hon. WONG Kwok-hing

Reply:

- (a) The sites concerned are situated in the Islands, North, Sai Kung, Sha Tin, Tai Po, Yuen Long, Tsuen Wan and Kwai Tsing districts and their uses are for local drainage, sewerage and road improvement works.
- (b) The reduction in the number of property interests to be acquired under urban renewal projects is due to the reduction in both the number and scale of projects to be launched by the Urban Renewal Authority in 2006.
- (c) The total acquisition/clearance costs will be used for payment of land compensation to owners and ex-gratia allowances to eligible domestic occupiers, commercial and industrial operators, as well as farmers to assist their removal.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)116

Question Serial No.

0578

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 : Under Programme (1), the estimate for the Territorial Planning for 2006-07 has increased by 23% as compared with that of 2005-06. The main expenditure of which will be on the planning studies. Please provide in detail the direction and contents of the studies. Besides, is the Territorial Planning by the Planning Department in line with the planning in the Mainland, such as the 11th Five Year Plan? If it is, what are the details? If it is not, what are the reasons?

Asked by : Hon. CHAN Kam-lam

Reply :

The increase in provision of about 23% for Programme (1) Territorial Planning is for the carrying out of a number of planning studies. They include the Hong Kong 2030 : Planning Vision and Strategy (HK2030 Study), the Area Improvement Study for Tsim Sha Tsui, the Area Improvement Plan for the Shopping Areas of Mong Kok, the Cross-boundary Travel Survey 2005 as well as new planning studies on the Frontier Closed Area and a possible new Eastern Boundary Crossing.

The HK2030 Study is a strategic planning study that aims to provide a long-term land-use, environment and transport planning framework for the future development of Hong Kong. It has now proceeded to Stage 4, the final stage, which involves the formulation of the planning strategy, technical assessments of the strategy and preparation of the final report.

The Study on Land Use Planning for the Frontier Closed Area (FCA) aims at formulating a planning framework to guide the future use of the area to be released from the FCA, based on the principle of sustainable development. It would examine the development potential and constraints of the area, taking account of its environmental, ecological and socio-economic characteristics. Statutory plans will be drawn up for the area to guide future uses and control unauthorised developments. The study process will include technical assessments on traffic and infrastructure as well as a strategic environmental assessment. The study will commence in the first half of 2006.

The Study on a possible new Eastern Boundary Crossing comprises two parts: firstly, a joint study with Shenzhen to assess the need for a new control point at Liantang/Heung Yuen Wai by studying the projected future cross-boundary traffic flows and the various implications of developing a new control point; secondly, a consultancy study to examine the broad environmental, ecological and nature conservation issues on the Hong Kong side in relation to the development of a new control point at Liantang/Heung Yuen Wai and the possible road alignments within Hong Kong to connect with the new control point.

The Area Improvement Study for Tsim Sha Tsui aims to formulate a comprehensive plan for improvements to the pedestrian environment, urban design, streetscape and landscape of the district. The study commenced in January 2004. It has now proceeded to an advanced stage and is scheduled for completion in mid-2006.

The Improvement Plan for the Shopping Areas of Mong Kok aims to formulate an integrated plan which covers land use, traffic, pedestrian circulation, streetscape and landscaping with a view to improving the overall environment of the area. The study commenced in February 2006.

The Cross-boundary Travel Survey 2005 aims at examining the patterns of cross-boundary travel, the socio-economic characteristics of the trip-makers and the movement patterns of different types of cross-boundary vehicles. Data collected will be used to update the projections on cross-boundary passenger and vehicle flows, for use in the planning of cross-boundary infrastructure development.

We have taken account of the development plans of our neighbouring cities in our territorial planning. An "Expert Group on Hong Kong/Guangdong Town Planning and Development" has been set up under the Hong Kong/Guangdong Co-operation Joint Conference to facilitate discussion and exchange of strategic planning studies and planning information, including the 11th Five-year Plan. Through the Expert Group, Hong Kong and Guangdong have embarked on a Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Township, with the objective of formulating a co-ordinated development strategy for the cities in the Greater Pearl River Delta Region.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	10 March 2006

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

Reply Serial No.

HPLB(PL)117

Question Serial No.

1554

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 : Planning Department has estimated that the number of cases handled by the Town Planning Appeal Board (TPAB) would increase substantially from 3 in 2005 to 10 in 2006. What are the reasons and the financial implications?

Asked by : Hon. CHAN Kam-lam

Reply :

The estimated increase is to reflect the workload and the outstanding appeal cases the TPAB has to handle in 2006.

Work arising from appeals lodged with the TPAB will be dealt with by existing manpower resources of the Department.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)118

Question Serial No.

1555

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 : Concerning the Allowances under Personal Emoluments, the estimated expenditure for 2006-07 is more than 30% higher than the revised estimate for 2005-06. What are the reasons for this?

Asked by : Hon. CHAN Kam-lam

Reply :

The increase of more than 30% (or \$858,000) in Allowances under Personal Emoluments in the 2006-07 estimate over the 2005-06 revised estimate is mainly due to the increased provision for acting allowance for officers assigned with additional responsibilities.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)119

Question Serial No.

1875

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 : Could the Government inform this Council of the details and the time for completion of the Area Improvement Plan for the Shopping Areas of Mong Kok?

Asked by : Hon. CHAN Kam-lam

Reply :

The study aims to formulate an integrated plan to improve the overall environment of the shopping areas of Mong Kok through better land use integration, more convenient pedestrian circulation, better traffic management, more comfortable pedestrian environment and an enhanced streetscape. Six projects for early implementation will be identified in the area improvement plan and developed into detailed schemes for implementation in the short-term.

The study commenced in February 2006 and is scheduled for completion in early 2008.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

9 March 2006

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

Reply Serial No.

HPLB(PL)120

Question Serial No.

1233

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 : Under the above programme, the estimate for 2006-07 has increased by \$16.3 million compared to the revised estimate for 2005-06. Could the Government inform this Council:

- (a) what part of the increased provision will be spent on planning studies? Please list the relevant studies and the resources involved;
- (b) please list in detail for what purposes will the rest of the increased provision be spent apart from (a);
- (c) while the provision is increased, why does the number of reports prepared on surveys and studies for territorial planning strategies reduce from 426 in 2005 to an estimated 360 in 2006? and
- (d) with regard to the three planning and development studies on Area Improvement Plan for the Shopping Areas of Mong Kok, Review of the Harbour Plan and Area Improvement Study for Tsim Sha Tsui, what are the respective expenditure and manpower of the individual studies for 2005-06 and 2006-07?

Asked by : Hon. CHAN Yuen-han

Reply :

(a) Out of the increase in provision of \$16.3 million in 2006-07, \$13.6 million is to fund the following consultancy studies:

Hong Kong 2030: Planning Vision and Strategy	\$5.964 million
Area Improvement Study for Tsim Sha Tsui	\$1.560 million
Area Improvement Plan for the Shopping Areas of Mong Kok	\$1.898 million
Cross-boundary Travel Survey 2005 *	\$2.629 million
A new planning study on the Frontier Closed Area	\$3.500 million
A new planning study on a possible new Eastern Boundary Crossing	\$1.100 million

Less Reduced cash flow requirements in 2006-07 from other existing studies - \$3.090 million

Total: \$13.561 million

Say \$13.6 million

* The Cross-boundary Travel Survey 2005 has not been proceeded with because none of the tender proposals received was successful. We will invite tender again this year.

(b) Apart from (a), the remaining \$2.7 million will be used to strengthen staffing support for cross-boundary planning work and for departmental operating expenses.

(c) The reduction in the number of surveys, reports, papers produced is mainly due to the completion of the major parts of the on-going planning studies.

(d) The Review of the Harbour Plan is mainly carried out by in-house staff of the Planning Department. The Area Improvement Study for Tsim Sha Tsui and the Area Improvement Plan for the Shopping Areas of Mong Kok are consultancy studies. A breakdown of the expenditure for these two studies in 2005-06 and 2006-07 is given below:

	2005-06 (\$million)	2006-07 (\$million)
Area Improvement Study for Tsim Sha Tsui	0.492#	2.052 #
Area Improvement Plan for the Shopping Areas of Mong Kok	0.513#	2.411 #

These are the cash flow requirements for the studies in 2005-06 and 2006-07, whereas the figures at (a) are the increased amount of provision for the studies for 2006-07 against the 2005-06 revised estimate.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)121

Question Serial No.

1234

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 : (1) What work will be carried out during 2006-07 regarding the planning frameworks for Wan Chai Development Phase II and Kai Tak Development? What are the respective manpower and estimated expenditure of the two projects? and

(2) When changes occur in the development of the West Kowloon Cultural District, will the increase of \$3.7 million in the estimate for 2006-07 under this programme still be used on the planning of West Kowloon? Does it cover the financial study and the study on the demand for cultural facilities that the Government undertook to conduct, as well as an examination on the comprehensive overall planning of West Kowloon and other cultural facilities and the peripheral old urban area on the basis of the West Kowloon planning?

Asked by : Hon. CHAN Yuen-han

Reply :

(1) Following the recent completion of the Envisioning Stage of the Wan Chai Development Phase II (WDII) Planning and Engineering Review, the Realisation Stage will commence soon during which a Concept Plan will be developed. This will be followed by the Detailed Planning Stage in which a Recommended Outline Development Plan (RODP) will be prepared. The RODP will form the basis for revising the draft Wan Chai North Outline Zoning Plan (OZP) to comply with the requirements of the Protection of the Harbour Ordinance and the judgment of the Court of Final Appeal in January 2004 in relation to the OZP.

In relation to the Kai Tak Planning Review, Stage 1 Public Participation on visions and Stage 2 on Outline Concept Plans have been completed. The next stage will be the preparation of a Preliminary Outline Development Plan (PODP) to serve as a basis for amending the relevant OZPs and for the Civil Engineering and Development Department (CEDD) to undertake detailed engineering feasibility and environmental impact assessment studies.

The WDII Planning and Engineering Review and the Kai Tak Planning Review are undertaken as consultancy studies. The former is managed by CEDD with a provision of \$5.3 million in 2006-07 and the latter by Planning Department with a provision of \$5 million.

- (2) The Estimates were prepared before the Government's decision on the West Kowloon Cultural District (WKCD) development was announced on 21 February 2006. Of the increased provision of \$3.7 million, only a small part was earmarked to provide staffing support to WKCD.

Following the Government's announcement on 21 February 2006 to discontinue the "Invitation for Proposals" process and to set up a Consultative Committee to re-examine with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD, the Department will support the coming consultation exercise for the WKCD. The original estimated provision in 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	11 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)122

Question Serial No.

1587

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 Planning Department estimated that prosecutions/reviews in magistracy and appeals handled in 2006 would increase by 40% when compared with that in 2005. Please give a detailed account of these cases. What is the impact of such increase on Government expenses and staff resources?

Asked by : Hon. CHEUNG Hok-ming

Reply :

In 2005, the Planning Authority handled 27 prosecutions in magistracy and one appeal in High Court in relation to unauthorized developments (UDs) in the rural New Territories (NT).

In 2006, we expect prosecution cases brought to the court will increase as we step up our enforcement work against UD in the NT. It is not possible to provide a detailed account of these future cases.

To cope with the anticipated increase in prosecution cases, we have streamlined and re-engineered our enforcement practices and procedures, which would help maintain the effectiveness of our enforcement work within the allocated resources.

Signature _____

Name in block letters _____

B C K FUNG

Post Title _____

Director of Planning

Date _____

9 March 2006

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

Reply Serial No.

HPLB(PL)123

Question Serial No.

1588

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 : As we understand, the Planning Department is to monitor and review the implementation of the Town Planning (Amendment) Ordinance 2004, as well as to revise guidance notes, guidelines and information brochures. While the work in 2004 covers "Stage One" amendments to the Town Planning Ordinance, could the Government inform this Council of the time-table for the "Stage Two" amendments and the impact of the work on the manpower of the Government?

Asked by : Hon. CHEUNG Hok-ming

Reply :

As the new statutory planning requirements and procedures brought about by the Amendment Ordinance have only been implemented for about eight months, we need to consolidate our experience and closely monitor the progress. We have undertaken to review the various implementation guidelines in consultation with the stakeholders with a view to further improving the administrative procedures. Some of our stakeholders have requested more time for consultation. It will be prudent to gather adequate experiences and assess the effectiveness of the Amendment Ordinance before embarking on Stage Two. At this stage, no additional manpower resource for the work is envisaged.

Signature

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

9 March 2006

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

Reply Serial No.

HPLB(PL)124

Question Serial No.

1589

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 : Could the Government inform this Council of the details and the working schedule of the Planning Study on the Co-ordinated Development of the Greater PRD Townships?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Planning Study on the Co-ordinated Development of the Greater Pearl River Delta (PRD) Townships (the Study) is an initiative of the Expert Group on Hong Kong/Guangdong Town Planning and Development set up under the Hong Kong/Guangdong Co-operation Joint Conference. The objective of the Study is to formulate a co-ordinated development strategy for the cities in the Greater PRD. In December 2005, the Hong Kong and Guangdong planning authorities reached consensus on the principles and approach of the Study and agreed to commission the Peking University and the Guangdong Urban & Rural Planning and Design Institute to undertake the Study. The Study would commence in March 2006 and take 24 months to complete.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)125

Question Serial No.

1408

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 stated in the Matters Requiring Special Attention in 2006-07 that the Department will continue to provide planning input to the Steering Committee for Development of the West Kowloon Cultural District. Please provide details and the estimate on the funding for the expenditures.

Asked by : Hon. HO Chung-tai, Raymond

Reply :

Following the Government's announcement on 21 February 2006 to discontinue the "Invitation for Proposals" process and to set up a Consultative Committee to 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 Department will support the coming consultation exercise for the WKCD. The original estimated provision in 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)126

Question Serial No.

2008

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 Department requests an increase of 23% in the financial provision in 2006-07 for the increased expenditure on planning studies. Please explain why with such an increase, the estimated numbers of “surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas” as well as “forecasts, reports and papers produced relating to supply and demand of land for major uses” for 2006 are much lower than the actual numbers in the previous years?

Asked by : Hon. HO Chun-yan, Albert

Reply :

The reason for a drop in the number of surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas is that the current planning studies such as the Hong Kong 2030 : Planning Vision and Strategy (HK2030 Study) and the Area Improvement Study for Tsim Sha Tsui are at the final stages of the study process when fewer number of discussion papers, working papers and survey reports will need to be produced. For the Cross-boundary Travel Survey and the new studies on the Land Use Planning for the Frontier Closed Area and a possible new Eastern Boundary Crossing, which will be launched in 2006, the majority of the papers and reports are expected to be produced beyond 2006.

The increase in provision of about 23% is mainly due to an increase in the number of planning studies. These include the HK2030 Study, Area Improvement Study for Tsim Sha Tsui, Area Improvement Plan for the Shopping Areas of Mong Kok, Cross-boundary Travel Survey as well as new planning studies on the Land Use Planning for the Frontier Closed Area and a possible new Eastern Boundary Crossing.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)127

Question Serial No.

0561

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 Department's work, under paragraph 5, involves:

- (a) "surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas";
- (b) "forecasts, reports and papers produced relating to supply and demand of land for major uses".

How many of the above relates to the "reclamation and planning of Victoria Harbour"? What are the resources involved in each of the studies? How can the public know the results?

Asked by : Hon. KWOK Ka-ki

Reply :

25 papers/reports have been prepared in collaboration with the Harbour-front Enhancement Committee (HEC) covering various planning aspects of the Victoria Harbour. All these papers/reports are available on the HEC website.

The work relating to the preparation of these papers/reports are done by in-house staff. As they are being carried out as part of the officers' normal duties, a detailed breakdown is not possible.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)128

Question Serial No.

0562

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 Department indicates under "Matters Requiring Special Attention in 2006-07" that it will manage the study on "Review of the Harbour Plan". Please provide the details, schedule and indicators in respect of the study. What are the manpower and other resources involved?

Asked by : Hon. KWOK Ka-ki

Reply :

The "Review of the Harbour Plan" is aimed at producing an Integrated Harbour Planning Framework which includes the formulation of a set of Harbour Planning Principles (HPP) and preparation of a series of district-based reviews covering different districts around the Harbour. The Review is carried out jointly with the Harbour Plan Review Sub-committee of the Harbourfront Enhancement Committee (HEC).

A set of HPP has already been formulated and endorsed by the HEC to provide guidance on the planning and development of harbourfront areas.

The "Review of the Harbour Plan" is mainly undertaken by the Planning Department's staff as their day-to-day duties and hence no breakdown of resources can be provided.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

10 March 2006

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

Reply Serial No.

HPLB(PL)129

Question Serial No.

1683

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 connection with the Estimate 2006-07 of the Planning Department, will the Government inform this Committee of:

- (a) the resources earmarked in 2006-07 for implementation and promotion of district planning featuring local characteristics for the 18 districts? What are the manpower and expenditure involved? and
- (b) the manpower and expenditure for implementation of district planning featuring local characteristics for the 18 districts in the past five years? Please provide the itemized details on the related district planning and the performance.

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

Planning is an on-going and evolving process. When undertaking a planning study or updating a town plan for a particular district, all relevant factors such as planning objectives, existing land uses, development opportunities and constraints will be considered, and these include also local characters and local community aspirations. Local views are actively sought through various means, including discussion at District Council meetings and the holding of local community workshops and public forums.

Local district planning work is multi-faceted. It can range from the gazetting of statutory plans and the processing of representations, the consideration of planning applications and rezoning requests, to the formulation of individual area improvement plans covering different local projects. All local planning has to suit local district requirements and circumstances. It is not possible to apportion staff resource and expenditure specific to local characteristics.

Signature	_____
Name in block letters	_____ B C K FUNG _____
Post Title	_____ Director of Planning _____
Date	_____ 10 March 2006 _____

[TOP](#)

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

Reply Serial No.

HPLB(PL)130

Question Serial No.

1684

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 : Please advise the Council on the following:

- (a) In undertaking the various planning studies, including the Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships, the Planning Department did not make available the town plans showing the cities in the Mainland adjoining Hong Kong. What will be the manpower and expenditure requirements for preparing a set of comprehensive town plans showing clearly the details of streets in Hong Kong and in those adjoining cities in the Mainland; and
- (b) Can the above task be undertaken by redeployment of staff resources within the Planning Department? If not, what are the reasons?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

- (a) Through the existing liaison channels established with the Mainland authorities including the Expert Group on Hong Kong/Guangdong Town Planning and Development, we have obtained the comprehensive plans, topical plans and development plans of our neighboring cities within the Guangdong Province. Information contained in these different types of plans have been used in our cross-boundary and territorial planning studies.

Although we have obtained relevant Mainland mapping information and plans for our internal reference, it would not be appropriate for us to integrate them with our Hong Kong based information for public release as it would infringe the copyright of the concerned Mainland authorities. Moreover, it would be difficult for us to ensure the relevant information is most up-to-date.

- (b) For reasons as explained in (a) above, no staff would be deployed to undertake the task.

Signature	_____
Name in block letters	<u> B C K FUNG </u>
Post Title	<u> Director of Planning </u>
Date	<u> 11 March 2006 </u>

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

Reply Serial No.

HPLB(PL)131

Question Serial No.

1729

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 following three planning and development studies will be managed during 2006-07:

- (a) Area Improvement Plan for the Shopping Areas of Mong Kok;
- (b) Review of the Harbour Plan; and
- (c) Area Improvement Study for Tsim Sha Tsui.

Please advise:

- (a) when will the studies be completed; and
- (b) with regard to the study in item (b) above, what are the approved commitment, the accumulated expenditure to 31.3.2005 and the estimated expenditure for 2005-06?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The Area Improvement Study for Tsim Sha Tsui will be completed in mid-2006. The Area Improvement Plan for the Shopping Areas of Mong Kok is scheduled for completion in early 2008. As explained in (b) below, the Review of the Harbour Plan will be undertaken in stages.
- (b) The Review of the Harbour Plan is basically undertaken by in-house staff of the Planning Department as part and parcel of their duties with the employment of specialist consultancy service only when necessary. No expenditure on consultancy service has been incurred so far. The review includes the formulation of a set of harbour planning principles and a district-based review of different districts adjoining the harbour. The review will be carried out jointly with the Harbour Plan Review Sub-committee of the Harbourfront Enhancement Committee (HEC) and undertaken in stages.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)132

Question Serial No.

1730

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 : During 2006-07, the Administration will continue to provide planning input to the work of the Steering Committee for Development of the West Kowloon Cultural District. Following the Government's new decision on the development of the West Kowloon Cultural District and the renewed consultation, what effect does the new decision have on the related staffing and estimate of expenses?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The Estimates were prepared before the Government's decision on the West Kowloon Cultural District (WKCD) development was announced on 21 February 2006. Of the increased provision of \$3.7 million, only a small part was earmarked to provide staffing support to WKCD.

Following the Government's announcement on 21 February 2006 to discontinue the "Invitation for Proposals" process and to set up a Consultative Committee to re-examine with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD, the Department will support the coming consultation exercise for the WKCD. The original estimated provision in 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)133

Question Serial No.

1731

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 : Since 2004, how many individual and group visitors have visited the Hong Kong Planning and Infrastructure Exhibition Gallery and the Mobile Exhibition Centre? What are the actual and estimated expenditure for operating the two facilities?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The Hong Kong Planning and Infrastructure Exhibition Gallery (Gallery) receives individual visitors as well as visitors in groups from secondary and primary schools, community groups, local tour groups and organisations from the Mainland and overseas.

To support the Planning Department's Outreach Programme, the Mobile Exhibition Centre is stationed at schools, public housing estates and various public locations to enable students and members of the public to access town planning information.

The numbers of visitors and operating costs of the two facilities are shown in the following tables:

	2004	2005	2006
The Gallery			
No. of Individual Visitors	59,598	63,286	--
No. of Visitors in Groups	30,267 (706 Groups)	24,172 (715 Groups)	--
Total No. of Visitors	89,865	87,458	
Operating Cost (\$)	1,956,796	1,760,250	1,896,100 (estimate)

	2004	2005	2006
The Mobile Exhibition Centre			
No. of Visitors	52,722	52,033	--
Operating Cost (\$)	169,588	172,699	178,200 (estimate)

Signature _____

Name in block letters _____

B C K FUNG

Post Title _____

Director of Planning

Date _____

10 March 2006

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

Reply Serial No.

HPLB(PL)134

Question Serial No.

0569

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 has been nearly nine years since the return of Hong Kong to China. A broad Frontier Closed Area is deemed unnecessary under "One Country, Two Systems". Will the Government discuss the development issues of the Frontier Closed Area with the Central Government and launch corresponding research and consultation as soon as possible?

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

Reply :

The Frontier Closed Area (FCA) has been an effective security measure for safeguarding the integrity of the Hong Kong-Mainland boundary and combating illegal immigration and other cross-boundary crimes. Since the Reunification, the Hong Kong and Shenzhen law enforcement agencies have been cooperating closely and effectively in fighting against cross-boundary crimes. From the security point of view, there is scope for a substantial reduction of the coverage of the FCA. The Security Bureau is now preparing for the establishment of the new FCA boundary and will announce the details of the new FCA boundary as soon as possible.

Upon the availability of the new FCA boundary, the Planning Department will conduct a planning study for the area to be released from the existing FCA. The Study would examine the development potential and constraints of the area, taking account of its environmental, ecological and socio-economic characteristics. The Study process will also include technical assessments of traffic and infrastructure as well as a strategic environmental assessment. Statutory plans will be prepared to control unauthorised developments and guide future land uses in the area. The Study will commence in the first half of 2006 with wide public consultation, including local communities, statutory/advisory bodies and environmental concern groups.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

10 March 2006

[TOP](#)

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

Reply Serial No.

HPLB(PL)135

Question Serial No.

2001

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 are the details for the proposed deletion of five permanent posts in 2006-07 and how much saving will it bring about?

Asked by : Hon. LEUNG Yiu-chung

Reply :

In 2006-07, there would be a net deletion of five permanent posts in the Planning Department as follows:

<u>Posts to be deleted/created</u>	<u>No.</u>
Senior Town Planner	+1
Survey Officer (Planning)	-1
Technical Officer (Cartographic)	-2
Senior Executive Officer	-1
Personal Secretary II	-1
Clerical Assistant	-1
	<hr/>
	-5
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There would be an annual saving of about \$0.57 million arising from the net deletion of the five posts.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)136

Question Serial No.

0362

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

Programme :

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question : In 2005-06, the revised estimated expenditure for the "Cross-boundary Travel Survey 2005" is \$11,000. Please advise the purpose of the said expenditure, the progress of the survey and the estimated time for its completion.

Asked by : Hon. LI Kwok-ying

Reply :

The expenditure of \$11,000 covered the advertising cost for tender invitation. As none of the proposals received met the tender requirement, Planning Department will invite tender again in 2006 with a view to commissioning the survey in November 2006. It is estimated that the survey will be completed by June 2007.

Signature

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

10 March 2006

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

Reply Serial No.

HPLB(PL)137

Question Serial No.

1249

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 : Please provide details of the two planning studies on the Frontier Closed Area and a possible new Eastern Boundary Crossing respectively, as well as the manpower and expenditures involved.

Asked by : Hon. LI Kwok-ying

Reply :

The Study on Land Use Planning for the Frontier Closed Area (FCA) aims to formulate a planning framework to guide the future use of the area to be excised from the FCA, based on the principle of sustainable development.

It would examine the development potential and constraints of the area, taking account of its environmental, ecological and socio-economic characteristics, with a view to drawing up statutory plans to control unauthorized developments and to guide the future use and development of the area. The study process will include technical assessments on traffic and infrastructure, as well as a strategic environmental assessment. The study will commence in the first half of 2006.

The Study on a possible new Eastern Boundary Crossing comprises two parts:

- (a) A joint study with Shenzhen to assess the need for a new control point at Liantang/Heung Yuen Wai by studying the projected future cross-boundary traffic flows and the implications of developing a new control point. The detailed scope of the study would need to be further discussed with the Shenzhen side before proceeding.
- (b) A consultancy study to examine the broad environmental, ecological and nature conservation issues on the Hong Kong side in relation to the development of a new control point in Liantang/Heung Yuen Wai and the possible road alignments within Hong Kong to connect with the new control point.

As the two studies require multi-disciplinary expertise, apart from in-house staff, we would engage consultants to undertake part of the work. The estimated expenditure for the Study on Land Use Planning for the Frontier Closed Area is \$9.8 million and the initial estimate for the Study on the possible new Eastern Boundary Crossing is \$5 million.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	11 March 2006

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

Reply Serial No.

HPLB(PL)138

Question Serial No.

1250

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 the 1,284 Enforcement Notices (ENs) issued against unauthorized developments (UDs) in the rural New Territories, please give a detailed account of:

- (a) the number of prosecuted cases and the number of successfully convicted cases by district; and
- (b) the measures adopted to step up the planning enforcement action.

Asked by : Hon. LI Kwok-ying

Reply :

Question (a)

Out of the 1,284 ENs (for 195 UD) issued in 2005, prosecution action has been instituted against 24 ENs concerning seven UD. Four cases were successfully convicted and three have yet to be heard by the court. For these prosecution cases, four were located in Yuen Long and three in North District. About 44.4% of the ENs issued (570 ENs concerning 94 UD) had been complied with without the need to proceed to prosecution action, i.e. either the UD had been discontinued or planning permission obtained. The compliance period of 67 ENs concerning 13 UD has yet to expire while 623 ENs concerning the 81 remaining UD are still under investigation before prosecution action can be instituted.

Question (b)

The amended Town Planning Ordinance, which came into operation on 10 June 2005, has strengthened the power of the Planning Authority on planning enforcement. New measures adopted to step up the planning enforcement action since June 2005 include:

- (i) exercising power to enter non-domestic land and/or premises to inspect for purposes of taking enforcement action against the alleged UD;
- (ii) issuing notice to relevant persons by requiring them to provide information in respect of the alleged UD, in particular, the identity of the occupier;
- (iii) taking prosecution action after the expiry of the EN without having to wait for exhaustion of planning application proceedings since the submission of planning application is no longer considered as a reasonable step to comply with the EN; and
- (iv) imposing a shorter compliance period in the EN for those UD's causing immediate environmental impact, such as the land/pond filling cases.

Signature	_____
Name in block letters	<u> B C K FUNG </u>
Post Title	<u> Director of Planning </u>
Date	<u> 9 March 2006 </u>

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

Reply Serial No.

HPLB(PL)139

Question Serial No.

1874

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 : Under this Programme, the Administration's estimate for 2006-07 is 23% higher than the revised estimate for 2005-06. This is mainly due to increased expenditure on planning studies. Will the Administration provide the details of the studies and confirm whether these studies are necessary or urgent? If they are, please give the reasons.

Asked by : Hon. TAM Heung-man

Reply :

The increase in provision of about 23% for Programme (1) Territorial Planning is mainly due to an increase in non-recurrent provision for a number of planning studies which are carried forward from 2005-06 or due to commence in 2006-07. Details are as follows :

- The Hong Kong 2030 : Planning Vision and Strategy is a strategic planning study that aims to provide a long-term land-use, environment and transport planning framework for the future development of Hong Kong. It has now proceeded to Stage 4, the final stage, which involves the formulation of the planning strategy, technical assessments of the strategy and preparation of the final report. The Study is scheduled to complete in 2006-07.
- The Area Improvement Study for Tsim Sha Tsui aims to formulate a comprehensive plan for improvements to the pedestrian environment, urban design, streetscape and landscape of the district. The study commenced in January 2004. It has now proceeded to an advanced stage and is scheduled for completion in mid-2006.
- The Improvement Plan for the Shopping Areas of Mong Kok aims to formulate an integrated plan which covers land use, traffic, pedestrian circulation, streetscape and landscaping with a view to improving the overall environment of the area. This is part of a series of studies to improve the local environment of various districts. The study commenced in February 2006.

- The Cross-boundary Travel Survey aims to examine the patterns of cross-boundary travel, the socio-economic characteristics of the trip-makers and the movement patterns of different types of cross-boundary vehicles. The Survey is conducted on a regular basis to detect changes of patterns over time. Data collected will be used to update the projections on cross-boundary passenger and vehicle flows for use in the planning of cross-boundary infrastructure development.
- The Study on Land Use Planning for the Frontier Closed Area (FCA) aims to formulate a planning framework to guide the future use of the area to be released from the FCA, based on the principle of sustainable development. It would examine the development potential and constraints of the area, taking account of its environmental, ecological and socio-economic characteristics. Based on the findings of the Study, statutory plans will be prepared in a timely manner to control unauthorised developments and guide future land uses in the area released from the FCA. The study will commence in the first half of 2006 as pledged in the Policy Address delivered by the Chief Executive in October 2005.
- The Study on a possible new Eastern Boundary Crossing comprises two parts: firstly, a joint study with Shenzhen to assess the need for a new control point at Liantang/Heung Yuen Wai by studying the projected future cross-boundary traffic flows and the various implications of developing a new control point; and secondly, a consultancy study to examine the broad environmental, ecological and nature conservation issues in relation to the development of a new control point at Liantang/Heung Yuen Wai and the possible road alignments to connect with the new control point within Hong Kong. The idea of a new Eastern Boundary Crossing has been raised in the community for some time. The subject has also been discussed at our established liaison channels with Shenzhen. In the interest of the long-term development for Hong Kong, it is necessary to further examine the need for the new crossing and assess its implications on Hong Kong. It is also timely to start the Study in 2006-07 in time with the other study on the FCA.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	11 March 2006

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

Reply Serial No.

HPLB(PL)140

Question Serial No.

2343

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 : Compared to the revised estimate for 2005-06, there is an increase in the estimated provision for 2006-07 approaching 10% more, mainly due to expenditure on studies. Please provide details of such studies. Is it essential to conduct such studies, and if yes, what are the reasons?

Asked by : Hon. TAM Heung-man

Reply :

The increase in provision for planning studies in 2006-07 is mainly to cater for the Urban Climatic Map and Standards for Wind Environment – Feasibility Study. The Study is to carry out further investigation following the completion of the “Feasibility Study for Establishment of Air Ventilation Assessment System” in 2005 which established an initial air ventilation assessment system for Hong Kong. The further investigation would refine the assessment system by providing a more scientific and objective basis for identifying climatically sensitive areas, particularly areas with low winds and heat island effects, and establishing benchmarking standards in assessing the impacts of major planning and development proposals on the macro wind environment.

The Study would be another proactive step to take forward the Team Clean’s recommendations in 2003 to examine measures to improve the urban environment. It is also in line with the recent initiatives promulgated in the “First Sustainable Development Strategy for Hong Kong” by the Office of the Chief Secretary for Administration in 2005, to promote sustainable development and improve urban living space, particularly on outdoor airflow. Based on the findings of the Study, we would be able to more accurately assess the possible impacts brought about by large-scale developments on the macro wind environment, which is essential to improving our urban living environment.

The Study would require expertise in various fields, from thermal comfort studies, meteorological and urban climatic studies to wind engineering, to derive the urban climatic map and the benchmarking standards. Since such expertise is not readily available within the Government, employment of consultants is necessary to carry out the Study.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	11 March 2006

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

Reply Serial No.

HPLB(PL)141

Question Serial No.

0926

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 : There is a substantial increase of 23% in the 2006-07 provision under this programme as compared with the revised estimate of last year. According to the Planning Department's explanation, it is due to increased expenditure on planning studies and increased operating expenses on cross-boundary related work. Can the Administration give the reasons in detail, and clarify whether all the studies and work start in 2006-07 and that they are not cross-year studies and work that already commenced before 2006-07?

Asked by : Hon. TIEN Pei-chun, James

Reply :

The increase in provision of about 23% for Programme (1) Territorial Planning is for the carrying out a number of planning studies. They include the "Hong Kong 2030 Planning Vision and Strategy" (HK2030 Study), the Area Improvement Study for Tsim Sha Tsui, the Area Improvement Plan for Shopping Areas of Mong Kok, the Cross-boundary Travel Survey 2005 as well as new planning studies on the Frontier Closed Area and a possible new Eastern Boundary Crossing.

Among these studies, only the ones on the Frontier Closed Area and a possible new Eastern Boundary Crossing will start in 2006-07. The others have already commenced and will be carried forward to 2006-07. The Cross-boundary Travel Survey 2005 was not proceeded with because none of the tender proposals received was successful. We shall invite tender again this year. The Hong Kong 2030 Study is phased over four stages with the final stage reaching completion in 2006-07.

Signature

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

10 March 2006

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

Reply Serial No.

HPLB(PL)142

Question Serial No.

0929

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 : There is an increase of \$3.7 million (1.5%) in the 2006-07 provision under this programme as compared with the revised estimate of 2005-06, which is mainly due to increased operating expenses on development of the West Kowloon Cultural District. Since the Government has earlier announced that the plans for the West Kowloon Cultural District had been scrapped and would be redrawn again, will this have any effect on the estimate?

Asked by : Hon. TIEN Pei-chun, James

Reply :

The Estimates were prepared before the Government's decision on the West Kowloon Cultural District (WKCD) development was announced on 21 February 2006. Of the increased provision of \$3.7 million, only a small part was earmarked to provide staffing support to WKCD.

Following the Government's announcement on 21 February 2006 to discontinue the "Invitation for Proposals" process and to set up a Consultative Committee to re-examine with a view to re-confirming the need for the Core Arts and Cultural Facilities in the WKCD, the Department will support the coming consultation exercise for the WKCD. The original estimated provision in 2006-07 Estimates for the work of the WKCD will be adjusted accordingly. Details have yet to be worked out at this stage.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)143

Question Serial No.

1931

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 : In 2006-07, there will be an increase of \$16.3 million (23%) allocated for Territorial Planning. Please explain why with such an increase, the estimated numbers of “surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas” as well as “forecasts, reports and papers produced relating to supply and demand of land for major uses” for 2006 are lower than the actual numbers in the previous two years?

Asked by : Hon. WONG Kwok-hing

Reply :

The increase in provision of about 23% is mainly due to an increase in the number of planning studies. These include the “Hong Kong 2030 : Planning Vision and Strategy” (HK2030 Study), Area Improvement Study for Tsim Sha Tsim, Area Improvement Plan for the Shopping Areas of Mong Kok, Cross-boundary Travel Survey as well as new planning studies on the Land Use Planning for the Frontier Closed Area and a possible new Eastern Boundary Crossing.

The reason for a drop in the number of surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas is that the current planning studies such as the HK2030 Study and the Area Improvement Study for Tsim Sha Tsui are at the final stages of the study process when fewer number of discussion papers, working papers and survey reports will need to be produced. For the new studies mentioned above and the Cross-boundary Travel Survey to be launched in 2006, the majority of the papers and reports are expected to be produced beyond 2006.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)144

Question Serial No.

1932

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 : Why is there a need to increase the financial provision in 2006-07? With such an increase, what kinds of planning work and studies will be undertaken and what are their expenditures in 2006-07?

Asked by : Hon. WONG Kwok-hing

Reply :

The increase in provision of \$16.3 million would be used to strengthen staffing support for cross-boundary planning work and to fund the following consultancy studies:

Hong Kong 2030: Planning Vision and Strategy
Area Improvement Study for Tsim Sha Tsui
Area Improvement Plan for the Shopping Areas of Mong Kok
Cross-boundary Travel Survey 2005 *
A new planning study on the Frontier Closed Area
A new planning study on a possible new Eastern Boundary Crossing

- * The Cross-boundary Travel Survey 2005 has not been proceeded with because none of the tender proposals received was successful. We will invite tender again this year.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

11 March 2006

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

Reply Serial No.

HPLB(PL)145

Question Serial No.

0636

Head: 701 Land Acquisition

Subhead (No. & title): 1033CA Redemption money payable in respect of land exchange entitlements and interest payable thereon under the New Territories Land Exchange Entitlements (Redemption) Ordinance

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : The revised estimate for 2005-06 of redemption money payable in respect of land exchange entitlements and interest payable thereon under the New Territories Land Exchange Entitlements (Redemption) Ordinance is \$47,700,000, whereas the estimate for 2006-07 is \$1,000,000. In this regard, would the Government please advise this Council:

- (a) of the reasons for the drastic decrease in the amount of such expense;
- (b) whether the redemption work concerned is drawing to an end; and
- (c) how much land has been redeemed so far under the said ordinance and how much not yet?

Asked by: Hon. LAM Wai-keung, Daniel

Reply:

- (a) As the timing of initiating applications for redemption is determined by the owners of the land exchange entitlements, it is not possible for the Lands Department (Lands D) to realistically forecast the number of such applications that may be received or the total amount involved. The revised estimate of \$47.7 million for payment in 2005-06 is based on the actual payments made during the period. The estimate of \$1 million for 2006-07 is a notional figure, which may have to be revised depending on the number of applications received and the amount of redemption money approved during 2006-07.

- (b) The redemption work is still on going. The estimated unexpended balance of the approved project estimate at end-March 2006 is \$1,630.88 million. There is no cut-off date for submitting applications for redemption.
- (c) 181 658 square feet of agricultural land and 7 445 square feet of building land were redeemed since the Ordinance came into effect in 1997. There are 273 556 square feet of agricultural land and 2 924 square feet of building land remaining to be redeemed by the owners of the land exchange entitlements.

Signature _____

Name in block
letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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

Reply Serial No.

HPLB(PL)146

Question Serial No.

0939

Head: 701 Land Acquisition

Subhead (No. & title): 1100CA Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Regarding Subhead 1100CA "Compensation and ex-gratia allowances in respect of projects in the Public Works Programme", the estimated amount for 2006-07 will increase drastically by more than double when compared with the revised estimate for 2005-06. Why? What major compensation and ex-gratia items are expected to be paid in 2006-07?

Asked by: Hon. LAU Chin-shek

Reply:

The increase in the 2006-07 estimate for Subhead 1100CA is mainly caused by the deferment of a number of Public Works Programme projects from 2005-06 to 2006-07. The following are the major items involving compensation and ex-gratia items expected to be paid in 2006-07 to the owners for the resumption of private land based on the zonal ex-gratia compensation rates -

1. Resumption of land for Tai Po development – formation and servicing of Area 12 (part) and 39 phase 2A;
2. Drainage improvement in Northern New Territories – package B, phase 3 (drainage works);
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;
4. Drainage improvement in Northern New Territories – package C – phase 1;
5. Drainage improvement in Northern New Territories – package A, stage 2 – road works ancillary to drainage improvement works in Kau Lung Hang, Yuen Leng, Nam Wah Po and Tai Hang Areas;
6. Drainage improvement in Northern New Territories – package B, phase 3 (road works);
7. Drainage improvement in Southern Lantau;

8. Resumption of land for Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai drainage improvement, stage 1, phase 2B - Kam Tin (works package C) – drainage improvement works to Cheung Chun San Tsuen and Kam Tsin Wai; and
9. 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.

Signature _____

Name in block
letters PATRICK L C LAU

Post Title Director of Lands

Date 10 March 2006

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

HPLB(PL)147

Question Serial No

0617

Head : 707 New Towns and Urban Area
Development

Subhead : 7707CL

Programme :

Controlling Officer : Director of Civil Engineering and Development

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

What is the progress of the following project? How will the provision for 2006-07 be used?

When will the project be completed and what is its expected completion date when it was approved?

7707CL : Yuen Long south western extension – site formation for school development and the associated road works in Area 13

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The works are about 63% complete. All the works are expected to be substantially completed in June 2006 which is the same as the expected completion date shown in the PWSC paper submitted to the PWSC. The 2006-07 Estimate for the project is \$8 million which is required to pay for the remaining associated road and drainage works.

Signature _____

Name in block letters _____ John S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 10.3.2006

(b) We plan to start the following seven projects in 2006-07 –

Project	Estimated Project Cost (\$ million)	Estimated Spending in 2006-07 (\$ million)	Construction Period (months)
<u>7389RO</u> Enhancement of public facilities at Ngong Ping, Lantau	55.356	0.110	20
<u>7712CL</u> Feasibility study for the remaining development in Tung Chung	28.628	5.580	24
<u>7067GI</u> Development of Government Helipad at the Hong Kong Convention and Exhibition Centre	30.000	0.010	15
<u>7719CL</u> Kai Tak development engineering review	50.000	5.006	18
<u>7720CL</u> Engineering infrastructure works for Pak Shek Kok development, stage 2C – Road L5 and adjoining parking and loading/unloading areas	32.000	1.000	21
<u>7794TH</u> Ping Ha Road improvement – remaining works (northern part of Ha Tsuen section)	125.563	0.503	36
<u>7741TH</u> Northern access to Area 86, Tseung Kwan O	113.910	41.100	33
Total	435.457	53.309	

- (c) All projects planned for commencement or completion in 2006-07 are on schedule except for **7704CL** – “Engineering infrastructure works for Pak Shek Kok development, stage 2A”. The completion date of this item has been deferred from March 2007 to August 2007 due to the design interface with the adjacent Science Park phase 2 project.

Signature _____

Name in block letters _____ **John S V CHAI**

Post Title _____ **Director of Civil Engineering and Development**

Date _____ **10.3.2006**

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