

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

### **Introduction**

The 2005-06 Policy Agenda just issued lists the HKSAR Government's new and ongoing initiatives under the Chief Executive over the next two years. This note elaborates, where applicable, on the policy initiatives involving the Housing, Planning and Lands Bureau (HPLB) in the 2005-06 Policy Agenda. Where necessary, it also gives an account on the position reached on initiatives in the last Policy Agenda announced in January 2005.

### **2005-06 Policy Agenda**

2. A list of HPLB's initiatives in the Policy Agenda 2005-06 is at Annex I. The details of HPLB's new initiatives and on-going initiatives in the next two years are set out in Annex II.

### **Policy Agenda announced in January 2005**

3. An account of the progress of or the position reached on HPLB's initiatives in the Policy Agenda announced in January 2005 is at Annex III.

Housing, Planning and Lands Bureau  
October 2005

## List of HPLB Initiatives in the Policy Agenda 2005-6

### Vibrant Economy

#### **New Initiative:**

We will :

- *provide all necessary support to the Housing Authority to relaunch the Initial Public Offering of The Link Real Estate Investment Trust. [HPLBN1]*

#### **Ongoing Initiatives:**

We are :

- *refining the Land Titles Ordinance. We will introduce amendments to the Land Titles Ordinance and the supporting regulations to prepare for the effective implementation of the new title registration system. [HPLBO1]*
- *continuing to co-ordinate the timetable for the disposal of railway-property developments to ensure that there would not be adverse impact on the property market. [HPLBO2]*
- *exploring various options for disposal of the Housing Authority's surplus Home Ownership Scheme blocks. [HPLBO3]*

### Caring and Just Society

#### **New Initiative:**

We will :

- *ensure effective and rational use of housing resources by promoting sustainable public housing development. [HPLBN2]*

#### **Ongoing Initiatives:**

We are:

- *implementing the improvement measures for the Pre-Sale Consent Scheme, following completion of a review. [HPLBO4]*

- *consulting Heung Yee Kuk on proposed measures to speed up the processing of application for small houses with a view to implementing them as soon as possible. [HPLBO5]*
- *reviewing the mechanism for the determination of domestic rents for public housing. [HPLBO6]*
- *maintaining supply of public rental housing for needy applicants with an average waiting time of around three years. [HPLBO7]*

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

#### **New Initiative:**

We will :

- *formulate the way forward for the integrated arts, cultural and entertainment district in West Kowloon. [HPLBN3]*

### **Environmentally Responsible Development**

#### **New Initiative:**

We will :

- *launch a public consultation exercise in 2005 on a proposed mandatory building inspection scheme and ways to enhance window safety, and the related support measures. [HPLBN4]*

#### **Ongoing Initiatives:**

We are :

- *continuing to closely work with the Hong Kong Housing Society and the Urban Renewal Authority to assist owners of older buildings to properly manage and maintain their buildings through the two bodies' rehabilitation programmes. We are also continuing our efforts to enhance building management and maintenance of private housing through public education, publicity and participation of professional bodies. [HPLBO8]*
- *ensuring that our planning and land use objectives are geared towards our mission to protect the Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike, with the participation of the community. Apart from Central, Wan Chai North and Kai Tak, the Government will not undertake any further reclamation in the Harbour. Our policy will be reflected in relevant town plans. [HPLBO9]*

- *developing a land use, transport and environment strategy under the Hong Kong 2030 study to guide the long-term development of Hong Kong. [HPLBO10]*
- *developing a performance-based regulatory system to facilitate modern and innovative building design. [HPLBO11]*
- *finalizing the proposals on a minor works control system to streamline statutory procedures for processing such works in order to improve the legislative framework for building control and building safety. [HPLBO12]*
- *undertaking a review of the urban regeneration policy with a view to speeding up urban renewal, including engaging the public in the review of the Urban Renewal Strategy and examining ways to facilitate private sector participation in urban renewal. [HPLBO13]*
- *consulting various stakeholders with a view to formulating preliminary proposals on small house policy for more in-depth discussion. [HPLBO14]*

## **2005-06 Policy Agenda of Housing, Planning and Lands Bureau**

Since assuming office in July 2002, the Secretary for Housing, Planning and Lands has revisited and conducted a review of the policies in the areas of housing, planning and lands under his charge, and has already implemented and formulated various new key measures. The ensuing paragraphs set out the policy objectives and strategies of the Housing, Planning and Lands Bureau for the next two years.

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

2. The property market is closely related with Hong Kong's economy and people's livelihood. Following the announcement of the Statement on Housing Policy in November 2002, the property market has seen steady development in the past three years. As at the end of August 2005, the overall private residential price index rose by about 19% in comparison with that of the same period in 2004. The number of negative equity cases in the second quarter of 2005 has decreased substantially to around 8 700 cases, representing a significant drop from the peak of over 100 000 in mid-2003. This shows that the repositioned housing policy is effective and is in the overall interest of the community.

3. We will continue to maintain our policy of minimizing intervention in the property market so as to facilitate a balanced development in a market-driven environment. We will also continue to release data on private housing supply on a regular basis and enhance the transparency of such information. This is conducive to the steady and healthy development of the residential property market in the long run.

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

4. In order to facilitate the smooth operation of the property market, following the completion of a comprehensive review of the Pre-Sale Consent Scheme in 2003, Lands Department (Lands D) has formulated a number of new improvement measures, which include requiring developers to provide more information, obtaining prior consent from Lands D for change of solicitors, and seeking consent of banks which provide mortgages and solicitors' firms for transfer of sales proceeds. Developers are responsible for notifying purchasers of any delay in works. Lands D has implemented all improvement measures which will promote the smooth operation of the Pre-Sale Consent Scheme. [HPLBO4]\*

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\* Reference inside [ ] relates to that of relevant initiatives of the 2005-06 Policy Agenda listed in Annex I.

5. In addition, the Government has adopted a three-pronged approach to improving the arrangements for the private sale of uncompleted residential units to protect the interests of prospective home buyers. First, we have urged the Real Estate Developers Association of Hong Kong (the Association) to strengthen its guidelines on private sales issued to its members. On 24 June 2005, the Association announced a set of more detailed guidelines on sales arrangements, price lists, sales figures, etc and asked its members to further enhance the transparency of private sales. Second, we have requested the Consumer Council to step up consumer education. Copies of a “Buyer’s Guide to Property Transactions” published jointly by the Consumer Council and the Estate Agents Authority (EAA) are distributed at first sale sites. Third, the EAA has, at our request, issued updated practice circulars to remind estate agents of their responsibility to provide accurate information to prospective buyers. The EAA has also stepped up enforcement actions in dealing with estate agents’ practices relating to first sale to ensure proper order at sale sites.

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

7. We are following up on the outstanding issues identified during the examination of the Bill and tackling the substantial amount of work arising from these issues. We shall continue to seek the views of the concerned parties in preparing the proposed amendments to refine the LTO. Besides, the supporting regulations governing the working of the new system are being formulated. It is anticipated that the Land Titles (Amendment) Bill and the related regulations will be introduced into the Legislative Council for scrutiny in the 2006-2007 legislative session. [HPLBO1]

## **Land Supply**

8. Government’s land policy has always been very clear. It aims to provide a steady supply of land to meet different needs of the community while at the same time making optimum use of precious limited land resources to safeguard public revenue. In the past one and a half year, the Application List System was in operation and gained acceptance by the property trade. We will continue to sell land through this system to fully implement the market-led land policy.

9. Following adjustments to the mechanism of the Application List System and enhancement measures to relax the trigger price, three sites on the List were sold at the end of last month. This indicates that the measures are conducive to a smooth supply of land through the Application List System. They make the triggering of the sale of a site easier while at the same time ensuring its price is determined in the open market. We believe this can promote sustained healthy development of the property market. To adapt to market changes, we will review

from time to time the implementation details of the Application List System to ensure that it is functioning properly.

10. The Application List announced in March 2005 comprised a total of 35 sites. They included 29 residential sites and six commercial/business sites. After the land auction held at the end of last month, the Application List still offers 32 sites of a great variety of sizes which are distributed throughout the territory. The areas of the residential sites range from 0.0527 hectares to 2.329 hectares. Ten of them are located in Hong Kong Island, 5 in Kowloon, 11 in the New Territories. These sites, with a total area of 19.3 hectares, can produce about 8,800 flats. The size of the commercial/business sites, ranging from 0.256 hectares to 1.746 hectares, totals 4.7412 hectares. They are located in Central, Kowloon Bay, Tsuen Wan, Tin Shui Wai and Sai Kung. Meanwhile, Lands D will take into account the views of the property trade while it considers the 2006-07 Application List. This is to ensure that the sites in the Application List meet the practical needs of the market to a greater extent.

### **Railway Property Developments**

11. Between 2005 and 2016, railway property developments will be launched in the market in an orderly manner. Altogether these developments are expected to provide nearly 80 000 residential flats. To facilitate the healthy development of the property market, we will continue to liaise closely with the two railway corporations under the established mechanism to co-ordinate the timetable for the disposal of railway property developments. [HPLBO2]

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

12. As regards disposal of the Housing Authority's surplus Home Ownership Scheme (HOS) flats, as we reported to this Panel in April 2005, some of the surplus flats in new HOS developments have been converted into public rental housing. The Housing Authority has also sold some surplus HOS flats to the Government for use as departmental quarters for the disciplined services. At present, the returned HOS flats and surplus flats from partially sold or new HOS developments total 16 600 in number. These flats will be put up for sale in an orderly manner from 2007 onwards.

13. We are working on the details of the sales arrangements, including the target groups to whom the surplus HOS flats are to be sold, selection of flats for inclusion in each phase of sale, pricing, etc. We are being guided by two principles, namely, to minimize the impact on the private housing market as far as possible and to safeguard the interests of the Housing Authority. It is desirable to announce the sales arrangements as early as possible in order to enhance market transparency and facilitate planning by prospective purchasers. We aim to exchange views with members of the Housing Authority on the arrangements around the end of 2005. [HPLBO3]

## Public Housing Policy

14. With developments over the past 50 years, Hong Kong's public housing programme has borne fruit. Today, 31% of our population live in public rental housing. Public rental housing units under the Housing Authority now number almost 670,000. Even in the face of financial constraints, we remain committed to public housing.

15. To ensure an effective and rational use of housing resources for the sustainable provision of public housing and for meeting tenants' genuine needs, we will review the existing allocation policy and arrangements, reduce the vacancy rate and combat abuses of public housing. As a measure taken in this direction, the Subsidized Housing Committee of the Housing Authority has recently endorsed the proposed allocation policy for non-elderly one-person applicants<sup>1</sup>. We will soon consider the introduction of new measures or the strengthening of existing measures to combat abuse of public housing resources. We pledge that there will be full discussion by the Housing Authority and the public before implementation of these measures. [HPLBN2]

16. The Government and the Housing Authority are committed to maintaining the average waiting time for public rental housing at around three years. We have come a long way in achieving this objective. The average waiting time has been substantially reduced from 6.6 years in 1997 to 1.8 year as at present. The average waiting time for elderly one-person applicants is less than one year. The number of applicants on the waiting list has also been reduced from some 140 000 in 1997 to around 91 000. The Government and the Housing Authority will continue to plan, within the limit of available resources, the public rental housing development programme on the basis of maintaining the average waiting time at around three years. [HPLBO7]

17. In addition, we have adopted rigorous cost-control measures in the production of public housing. Since adopting the "functional and cost-effective design" approach in 2003, we have succeeded in reducing the public housing development budget by 7%. In our drive towards excellence and continuous improvements in areas like construction efficiency, built quality, environmental friendliness and site safety, we will continue to develop and apply new construction technologies in public housing development so that limited public resources are put to the most effective and sustainable use.

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<sup>1</sup> One-person applicants for public rental housing refer generally to those applicants who, at the time of application, indicate that they will be the only persons to reside in the public housing flats upon allocation. They may be either married or single.

## **Rent Policy**

18. In October and November 2002, two public rental housing tenants applied for judicial review of the decisions of the Housing Authority to defer reviewing the rents of the public housing estates. On 11 July 2003, the Court of First Instance (CFI) of the High Court ruled in favour of the applicants. The Authority lodged appeals against the CFI's ruling. On 22 November 2004, the Court of Appeal (CA) allowed the Authority's appeals by a unanimous decision. On 18 December 2004, the applicants of the judicial review applied for leave from the CA to appeal to the Court of Final Appeal (CFA). The CFA will consider the judicial review on public housing rents in mid-October 2005.

19. Meanwhile, the Housing Authority has set up an Ad Hoc Committee to conduct a comprehensive review of its policy on fixing and adjustment of the rents of public rental housing, and to formulate a more flexible rent structure which provides greater choice to public housing tenants and better reflects their rental affordability. The Committee has already completed its initial deliberations. The preliminary idea is to adopt a reference index based on movement in consumer price levels as well as tenants' household income to guide rent adjustments, so that public housing rents could be adjusted more responsively to the changing social and economic circumstances as well as tenants' affordability. We will consult the public on the Committee's initial findings following conclusion of the judicial review proceedings. [HPLBO6]

## **Support to the relaunch of The Link REIT Initial Public Offering**

20. The Housing Authority announced on 6 September 2005 its decision to re-launch the global offering of units in a Real Estate Investment Trust (REIT) to implement the Authority's decision (made on 24 July 2003) to divest its retail and car parking facilities. Preparatory work for a re-launched global offering has continued since the lapse of the previous offering in December 2004. Under the existing plan, subject to satisfying all regulatory and approval requirements, an offering circular for the re-launched offering will be issued in November 2005 and that a listing of units on The Stock Exchange of Hong Kong will be completed before the end of 2005. The Government fully supports Housing Authority's divestment project, which is in line with Government's basic policy of maintaining "a big market and a small government". The Government will mobilise all the necessary resources of any government agencies to support Housing Authority for a successful re-launch of the Initial Public Offering. [HPLBN1]

## **Planning and Lands Policies**

### **Planning for Hong Kong**

21. The Hong Kong 2030 Study provides a planning framework for the long-term development of Hong Kong. The Study is divided into four stages, with extensive public consultation at the end of each stage of study. Stage 4 of the study has commenced and the focus of work includes the formulation of the “Preferred Development Option” and “Planning Strategy”, as well as the undertaking of various technical assessments including sustainability assessment. We aim to complete Stage 4 of the study before the end of 2006 after examining various development options in the formulation of a long-term planning framework for the territory. [HPLBO10]

22. The Town Planning (Amendment) Ordinance commenced operation on 10 June 2005. Some of the Town Planning Board meetings have been opened to the public with a view to enhancing the transparency of the planning process. We will implement the fees proposal in accordance with the Amendment Ordinance.

23. The Government has a firm policy objective of enhancing Hong Kong’s position as a centre of arts, culture and entertainment in Asia. We have earmarked a waterfront site of about 40 hectares at the southern tip of the West Kowloon reclamation for an integrated development of arts, cultural, entertainment, commercial and residential facilities. On 5 September 2003, we launched an Invitation for Proposals to invite submissions of Proposals from the private sector for the planning, design, financing and construction of an integrated arts, cultural and entertainment district in West Kowloon – the West Kowloon Cultural District. We have received five proposals by the submission deadline on 19 June 2004. Three of them met the mandatory requirements and have been screened in. Between mid-December 2004 and end June 2005, we conducted a large-scale public consultation exercise on the project. On 7 October 2005, the Administration briefed the LegCo on the results of the consultation and our next steps. In response to public concerns, we intend to introduce new development parameters and conditions under the existing development framework. Taking into account the views of LegCo, the Town Planning Board, the general public and the screened-in proponents on the additional parameters and conditions, we hope to decide the way forward for the project early next year. [HPLBN3]

24. We will continue to ensure that the planning and land use of the harbour-front of the Victoria Harbour are geared towards our goal of protecting, preserving and enhancing the Harbour. We have pledged that, apart from the current Central Reclamation Phase III, the proposals for Wan Chai Development Phase II and the South East Kowloon Development, there will be no more reclamation within the Harbour. Our policy will be reflected in the relevant town plans.

25. We will continue to work closely with the HEC to enhance the harbour-front and make it a vibrant and accessible attraction for the enjoyment of residents and tourists alike. The HEC Sub-committee on Harbour Plan Review has developed a set of Harbour Planning Principles as the basis of guidelines for all relevant individuals and organizations in the planning, development and management of the Harbour and its waterfront areas. We have engaged the public to participate in the Kai Tak Planning Review and the Harbour-front Enhancement Review of the Wan Chai, Causeway Bay and Adjoining Areas to solicit their visions on the types of harbour-front development in South East Kowloon and Wan Chai North respectively. We will continue to engage the community in the next stage of drawing up the Concept Plans of the respective reviews. [HPLBO9]

### **Building Care and Control**

26. We are keenly aware of the community's aspiration to enjoy a safe living environment. We have adopted a three-pronged approach to promoting building safety –

- (a) constantly reviewing and improving the regulatory regime;
- (b) enhancing owners' awareness of their responsibility to keep their buildings in good repair; and
- (c) providing support to owners in the discharge of their responsibility through the assistance rendered by the Buildings Department (BD), the Home Affairs Department (HAD), the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA).

27. Regarding the regulatory regime, the current Buildings Ordinance was enacted in 1955 and most of the ancillary regulations are in the form of prescriptive standards. To tie in with the international trend and to facilitate modern and innovative building design, we should transform some of the prescriptive standards stipulated in the regulations to performance-based requirements.

28. We have commissioned several consultancies to review the relevant regulations in respect of drainage systems, lighting and ventilation, building construction and fire safety standards of buildings. We are also consulting the industry on the proposed performance-based requirements with a view to refining these proposals. We plan to introduce the relevant amendment regulations into LegCo in stages from 2006 onwards. [HPLBO11]

29. In April 2003, we introduced the Buildings (Amendment) Bill 2003 into the LegCo containing, inter alia, the proposal for a minor works control system. With the agreement of the Bills Committee, the minor works proposal was dropped from the Bill in July 2004 to allow more time for thorough consultation with the industry. Subsequently, a Working Group comprising representatives from the professional institutions, the Hong Kong Construction Association and the Minor Works Concern Group was formed to further develop the proposal. The objective of the proposal is to simplify the statutory requirements and streamline the procedures for carrying out small-scale building works, such as the erection of

supporting frames for air-conditioners, advertising signboards, and the repair of windows and drainage pipes. The Working Group has drawn up a detailed list in respect of minor works that can be carried out by registered minor works contractors or registered workers. It has also agreed to a set of registration requirements in respect of minor works contractors. We will continue to work closely with the stakeholders to refine the details and intend to introduce a Buildings (Amendment) Bill into the LegCo in the 2005-06 legislative session to take forward the revised proposal. [HPLBO12]

30. To promote the community's awareness of the need to address the long-standing building neglect problem, we launched the first stage public consultation on building management and maintenance in late 2003. Results of the consultation, which were released in January this year, point to a community preference for mandatory building inspection as a practicable and effective long-term solution to ensuring proper building maintenance by property owners. Guided by this public preference, we have worked out the implementation details of a proposed mandatory building inspection scheme and the support measures for public consultation. We would like to hear the views of the community before taking forward the proposed scheme. [HPLBN4]

31. In the light of the spate of falling windows incidents this year, BD has stepped up its efforts to educate the public on the importance of regular window inspection and proper maintenance, as well as its enforcement on unsafe windows. BD has also been working closely with the HKHS and other bodies to facilitate building owners in carrying out window inspection and maintenance work. Moreover, we wish to consult the public on a number of options to enhance window safety in the long run in the context of the second stage public consultation on building management and maintenance. [HPLBN4]

32. Whilst we consult the public on the long-term solution to the building neglect problem and window safety enhancement measures, we have not lost sight of the importance in providing opportune support to owners to help them discharge their building maintenance responsibility.

33. As part of the Government's comprehensive strategy, the HKHS has earlier this year launched a \$3 billion Building Management and Maintenance Scheme (BMMS) to provide "one-stop" assistance to owners. The BMMS has been well received by the public. Since the launch of the scheme, the HKHS has received over 2,800 enquiries. Of the 350 loan and incentives applications received, the HKHS has approved over 230 of them and is processing the rest. The HKHS has also partnered with the Hong Kong Council of Social Service to assist elderly owners to apply for its loan scheme to improve the internal parts of their properties. The URA is also actively promoting its rehabilitation programme.

34. The BD and the HAD have continued their efforts to promote proper building management and maintenance. Through the Coordinated Maintenance of Buildings Scheme and other building safety initiatives, the BD continues to urge building owners to carry out timely building maintenance and repair. With a sum of \$830 million earmarked for five years from 2006/07 onwards, the BD will be well endowed to sustain enforcement work against building defects and unauthorized building works.

35. The assistance provided by the various government departments, the HKHS and the URA have made significant headway in demonstrating the benefits of proper building care. Not only has the living environment of the owners concerned been improved, proper building maintenance has also helped to upgrade property values and reduce insurance premium. We are much encouraged by news reports of such positive effects arising from building rehabilitation. We intend to build on the solid foundation laid and expand these benefits to more owners of older buildings through enhanced assistance to be provided by the HKHS and the URA. [HPLBO8]

### **Urban Renewal**

36. Apart from promoting proper building management and maintenance, the Government is committed to regenerating our older urban areas. The URA has rolled out steadily over the past four years an enhanced urban renewal programme comprising redevelopment, rehabilitation, preservation and revitalization, covering over 350 buildings.

37. Other than the URA's continued efforts in its target areas, the private sector's involvement in urban renewal has been and will remain an important locomotive for improvement to the older urban fabric. Given the scale of the urban decay problem, the Government is aware of the need to fully engage and facilitate the private sector in urban renewal. To expedite urban renewal, we are undertaking a review of the urban regeneration policy, including engaging the public in the review of the Urban Renewal Strategy and examining ways to facilitate private sector participation in urban renewal. We will consult the industry on a proposal to specify certain classes of lots for a lower compulsory sale threshold under the Land (Compulsory Sale for Redevelopment) Ordinance. We aim to consult the public on the review of the Urban Renewal Strategy in 2006. [HPLBO13]

### **Small Houses**

38. We have set up an inter-departmental working group to look into various issues relating to this policy, having regard to the social, economic and environmental development in the New Territories. We will continue our work and consult various stakeholders with a view to making preliminary proposals available for more in-depth discussion. [HPLBO14]

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

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

41. Lands D is discussing with HYK on the details of the revised procedures. [HPLBO5]

## **Conclusion**

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

## Annex III

### List of Initiatives of Housing, Planning and Lands Bureau in the Policy Agenda announced in January 2005

#### *Vibrant Economy*

<u>Initiative</u>	<u>Progress Made/Present Position</u>
<i>Releasing relevant private housing supply statistics on a regular basis.</i>	With effect from November 2004, HD has released on a quarterly basis statistics on private housing supply in the primary market through HPLB's website.
<i>Refining the Land Titles Ordinance. We will introduce the relevant regulations to prepare for the effective implementation of the new title registration system.</i>	Please refer to HPLBO1 and paragraphs 6 to 7 of the paper at Annex II.
<i>Continuing to co-ordinate the timetable for the disposal of railway-property developments to ensure that there would not be adverse impact on the property market.</i>	Please refer to HPLBO2 and paragraph 11 of the paper at Annex II.
<i>Exploring various options for disposal of the Housing Authority's surplus Home Ownership Scheme blocks.</i>	Please refer to HPLBO3 and paragraph 12 and 13 of the paper at Annex II.
<i>Monitoring housing supply and compiling comprehensive housing supply statistics.</i>	We have established a comprehensive database on housing supply statistics which is updated regularly for the Administration to track market development and to formulate timely measures to cater for new circumstances.

#### *Caring and Just Society*

<u>Initiative</u>	<u>Progress Made/Present Position</u>
<i>Implementing the improvement measures for the Pre-Sale Consent Scheme, following completion of a review..</i>	Please refer to HPLBO4 and paragraph 4 of the paper at Annex II.

<i>Maintaining supply of public rental housing for needy applicants with an average waiting time of around three years.</i>	Please refer to HPLBO7 and paragraph 16 of the paper at Annex II.
<i>Reviewing the mechanism for the determination of domestic rents for public housing.</i>	Please refer to HPLBO6 and paragraphs 18 to 19 of the paper at Annex II.
<i>Working on measures to speed up the processing of application for small houses.</i>	Please refer to HPLBO5 and paragraphs 39 to 41 of the paper at Annex II.

### *Enlightened People with a Rich Culture*

<u>Initiative</u>	<u>Progress Made/Present Position</u>
<i>Formulating a comprehensive development package for the integrated arts, cultural and entertainment district in West Kowloon.</i>	We will formulate the way forward for the integrated arts, cultural and entertainment district in West Kowloon. Please refer to HPLBN3 and paragraph 23 of the paper at Annex II.

### *Environmentally Responsible Development*

<u>Initiative</u>	<u>Progress Made/Present Position</u>
<i>Developing a land use, transport and environment strategy under the Hong Kong 2030 study to guide the long-term development of Hong Kong.</i>	Please refer to HPLBO10 and paragraph 21 of the paper at Annex II.
<i>Streamlining the town planning process under the Town Planning Ordinance and enhancing openness of the planning system.</i>	Initiative implemented. Please refer to paragraph 22 of the paper at Annex II.
<i>Ensuring that our planning and land use objectives are geared towards our mission to protect the Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike, with the participation of the community. Apart from Central, Wan Chai North and Kai Tak, the Government will not undertake any further reclamation in the Harbour. Our policy will be reflected in relevant town plans.</i>	Please refer to HPLBO9 and paragraphs 24 to 25 of the paper at Annex II.

<p><i>Developing a performance-based regulatory system to facilitate modern and innovative building design.</i></p>	<p>Please refer to HPLBO11 and paragraphs 27 to 28 of the paper at Annex II.</p>
<p><i>Drawing up a minor works control system to streamline statutory procedures for processing such works in order to improve the legislative framework for building control and building safety.</i></p>	<p>Please refer to HPLBO12 and paragraph 29 of the paper at Annex II.</p>
<p><i>Continuing our efforts to enhance building management and maintenance of private housing through public education, publicity and participation of professional bodies. We are working towards a second stage public consultation focusing on the feasibility of introducing mandatory building inspections in response to public views.</i></p>	<p>We will launch a public consultation exercise in 2005 on a proposed mandatory building inspection scheme and ways to enhance window safety, and the related support measures. Please refer to HPLBN4 and paragraphs 30 to 31 of the paper at Annex II.</p>
<p><i>Soliciting the support of the Hong Kong Housing Society to provide assistance to owners of old buildings so as to promote proper management and maintenance of such buildings.</i></p>	<p>We are continuing to closely work with the Hong Kong Housing Society and the Urban Renewal Authority to assist owners of older buildings to properly manage and maintain their buildings through the two bodies' rehabilitation programmes. We are also continuing our efforts to enhance building management and maintenance of private housing through public education, publicity and participation of professional bodies. Please refer to HPLBO8 and paragraphs 32 to 35 of the paper at Annex II.</p>
<p><i>Undertaking a review of the urban regeneration policy with a view to speeding up urban renewal, including a review of the Urban Renewal Strategy and examination of ways to facilitate private sector participation in urban renewal.</i></p>	<p>Please refer to HPLBO13 and paragraphs 36 to 37 of the paper at Annex II.</p>
<p><i>Consulting various stakeholders with a view to formulating preliminary proposals on small house policy for more in-depth discussion.</i></p>	<p>Please refer to HPLBO14 and paragraph 38 of the paper at Annex II.</p>
<p><i>Reviewing the development intensity in public housing projects to enhance the living environment and cost-effectiveness within permitted plot ratio.</i></p>	<p>We have explored opportunities for rezoning public housing redevelopment sites within congested districts for non-residential uses. For example, the site at Lam Tin Estate Phase 9 will</p>

	be used for the development of a Family Leisure Centre, and the sites at Lam Tin Estate Phase 10 and Sau Mau Ping Estate Phase 12 will be used as open space.
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