

**Replies to initial written questions raised by Finance Committee Members in examining  
the Estimates of Expenditure 2007-08**

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

**Session No. : 14**

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

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)001</a>	1491	CHAN Wai-yip, Albert	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)002</a>	1492	CHAN Wai-yip, Albert	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)003</a>	1982	CHEUNG Hok-ming	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)004</a>	1983	CHEUNG Hok-ming	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)005</a>	2702	CHOY So-yuk	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)006</a>	1493	HO Chun-yan, Albert	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)007</a>	1494	HO Chun-yan, Albert	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)008</a>	0834	KWOK Ka-ki	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)009</a>	0835	KWOK Ka-ki	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)010</a>	0836	KWOK Ka-ki	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)011</a>	1114	KWOK Ka-ki	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)012</a>	2109	KWOK Ka-ki	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)013</a>	0410	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)014</a>	0411	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)015</a>	0412	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)016</a>	0413	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)017</a>	0414	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)018</a>	0041	LI Kwok-ying	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)019</a>	0838	LI Kwok-ying	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)020</a>	2023	TO Kun-sun, James	138	Buildings, Lands and Planning
<a href="#">HPLB(PL)021</a>	0474	CHAN Wai-yip, Albert	22	Animal, Plant and Fisheries Regulation and Technical Services
<a href="#">HPLB(PL)022</a>	0675	CHAN Wai-yip, Albert	82	Buildings and Building Works
<a href="#">HPLB(PL)023</a>	2432	CHEUNG Chiu-hung, Fernando	82	Buildings and Building Works
<a href="#">HPLB(PL)024</a>	1979	CHEUNG Hok-ming	82	Buildings and Building Works
<a href="#">HPLB(PL)025</a>	1980	CHEUNG Hok-ming	82	Buildings and Building Works
<a href="#">HPLB(PL)026</a>	1981	CHEUNG Hok-ming	82	Buildings and Building Works
<a href="#">HPLB(PL)027</a>	2003	CHEUNG Yu-yan, Tommy	82	Buildings and Building Works
<a href="#">HPLB(PL)028</a>	1008	LAU Wong-fat	82	Buildings and Building Works
<a href="#">HPLB(PL)029</a>	1087	LEE Wing-tat	82	Buildings and Building Works

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)030</a>	0363	LEONG Kah-kit, Alan	82	Buildings and Building Works
<a href="#">HPLB(PL)031</a>	0364	LEONG Kah-kit, Alan	82	Buildings and Building Works
<a href="#">HPLB(PL)032</a>	0365	LEONG Kah-kit, Alan	82	Buildings and Building Works
<a href="#">HPLB(PL)033</a>	0366	LEONG Kah-kit, Alan	82	Buildings and Building Works
<a href="#">HPLB(PL)034</a>	0367	LEONG Kah-kit, Alan	82	Buildings and Building Works
<a href="#">HPLB(PL)035</a>	0673	LEUNG Yiu-chung	82	Buildings and Building Works
<a href="#">HPLB(PL)036</a>	0672	LI Kwok-ying	82	Buildings and Building Works
<a href="#">HPLB(PL)037</a>	0674	LI Kwok-ying	82	Buildings and Building Works
<a href="#">HPLB(PL)038</a>	2430	LI Kwok-ying	82	Buildings and Building Works
<a href="#">HPLB(PL)039</a>	2431	LI Kwok-ying	82	Buildings and Building Works
<a href="#">HPLB(PL)040</a>	0121	TAM Heung-man	82	Buildings and Building Works
<a href="#">HPLB(PL)041</a>	0122	TAM Heung-man	82	Buildings and Building Works
<a href="#">HPLB(PL)042</a>	2024	TO Kun-sun, James	82	Buildings and Building Works
<a href="#">HPLB(PL)043</a>	2025	TO Kun-sun, James	82	Buildings and Building Works
<a href="#">HPLB(PL)044</a>	0477	CHAN Wai-yip, Albert	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)045</a>	0478	CHAN Wai-yip, Albert	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)046</a>	1532	CHAN Wai-yip, Albert	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)047</a>	2191	FUNG Kin-kee, Frederick	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)048</a>	2192	FUNG Kin-kee, Frederick	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)049</a>	2193	FUNG Kin-kee, Frederick	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)050</a>	1034	LAU Sau-shing, Patrick	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)051</a>	1010	LAU Wong-fat	33	Advice on Development Proposals
<a href="#">HPLB(PL)052</a>	2456	LEONG Kah-kit, Alan	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)053</a>	1527	LI Kwok-ying	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)054</a>	1528	LI Kwok-ying	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)055</a>	2053	WONG Kwok-hing	33	Provision of Land and Infrastructure
<a href="#">HPLB(PL)056</a>	1540	CHAN Wai-yip, Albert	42	Mechanical installations safety
<a href="#">HPLB(PL)057</a>	1541	CHAN Wai-yip, Albert	42	Mechanical installations safety
<a href="#">HPLB(PL)058</a>	0759	LAM Kin-fung, Jeffrey	42	Mechanical installations safety
<a href="#">HPLB(PL)059</a>	1537	LI Kwok-ying	42	Mechanical installations safety

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)060</a>	1538	LI Kwok-ying	42	Mechanical installations safety
<a href="#">HPLB(PL)061</a>	1607	CHAN Wai-yip, Albert	91	Land Administration
<a href="#">HPLB(PL)062</a>	1640	CHAN Wai-yip, Albert	91	Land Administration
<a href="#">HPLB(PL)063</a>	0216	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)064</a>	0666	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)065</a>	0667	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)066</a>	0668	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)067</a>	1909	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)068</a>	1910	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)069</a>	1911	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)070</a>	1912	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)071</a>	1930	CHEUNG Hok-ming	91	Land Administration
<a href="#">HPLB(PL)072</a>	0671	CHOY So-yuk	91	Land Administration
<a href="#">HPLB(PL)073</a>	1608	HO Chun-yan, Albert	91	Land Administration
<a href="#">HPLB(PL)074</a>	1277	KWOK Ka-ki	91	Land Administration
<a href="#">HPLB(PL)075</a>	2692	KWOK Ka-ki	91	Land Administration
<a href="#">HPLB(PL)076</a>	1002	LAU Wong-fat	91	Land Administration
<a href="#">HPLB(PL)077</a>	0572	LEE Wing-tat	91	Land Administration
<a href="#">HPLB(PL)078</a>	2426	LEONG Kah-kit, Alan	91	Land Administration
<a href="#">HPLB(PL)079</a>	1609	LI Fung-ying	91	Land Administration
<a href="#">HPLB(PL)080</a>	1610	LI Fung-ying	91	Land Administration
<a href="#">HPLB(PL)081</a>	1611	LI Fung-ying	91	Land Administration
<a href="#">HPLB(PL)082</a>	0669	LI Kwok-ying	91	Land Administration
<a href="#">HPLB(PL)083</a>	0670	LI Kwok-ying	91	Land Administration
<a href="#">HPLB(PL)084</a>	1874	LI Kwok-ying	91	Land Administration
<a href="#">HPLB(PL)085</a>	1908	LI Kwok-ying	91	Land Administration
<a href="#">HPLB(PL)086</a>	2409	LI Kwok-ying	91	Land Administration
<a href="#">HPLB(PL)087</a>	2410	LI Kwok-ying	91	-
<a href="#">HPLB(PL)088</a>	1130	SHEK Lai-him, Abraham	91	Land Administration
<a href="#">HPLB(PL)089</a>	1131	SHEK Lai-him, Abraham	91	Land Administration
<a href="#">HPLB(PL)090</a>	1133	SHEK Lai-him, Abraham	91	Land Administration
<a href="#">HPLB(PL)091</a>	1134	SHEK Lai-him, Abraham	91	Land Administration
<a href="#">HPLB(PL)092</a>	1649	TAM Heung-man	91	Land Administration
<a href="#">HPLB(PL)093</a>	2641	TIEN Pei-chun, James	91	Land Administration
<a href="#">HPLB(PL)094</a>	1627	TIEN Pei-chun, James	91	Legal Advice

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)095</a>	2672	TIEN Pei-chun, James	91	Land Administration and Legal Advice
<a href="#">HPLB(PL)096</a>	1875	WONG Kwok-hing	91	Land Administration
<a href="#">HPLB(PL)097</a>	1876	WONG Kwok-hing	91	Land Administration
<a href="#">HPLB(PL)098</a>	1877	WONG Kwok-hing	91	Land Administration
<a href="#">HPLB(PL)099</a>	1517	CHAN Wai-yip, Albert	118	District Planning
<a href="#">HPLB(PL)100</a>	1648	CHAN Wai-yip, Albert	118	Territorial Planning
<a href="#">HPLB(PL)101</a>	0821	CHAN Yuen-han	118	Technical Services
<a href="#">HPLB(PL)102</a>	0822	CHAN Yuen-han	118	District Planning
<a href="#">HPLB(PL)103</a>	0823	CHAN Yuen-han	118	Territorial Planning
<a href="#">HPLB(PL)104</a>	0824	CHAN Yuen-han	118	Territorial Planning
<a href="#">HPLB(PL)105</a>	0214	CHEUNG Hok-ming	118	-
<a href="#">HPLB(PL)106</a>	0215	CHEUNG Hok-ming	118	-
<a href="#">HPLB(PL)107</a>	0820	CHEUNG Hok-ming	118	Territorial Planning
<a href="#">HPLB(PL)108</a>	1514	CHEUNG Hok-ming	118	District Planning
<a href="#">HPLB(PL)109</a>	1515	CHEUNG Hok-ming	118	District Planning
<a href="#">HPLB(PL)110</a>	1516	CHEUNG Hok-ming	118	District Planning
<a href="#">HPLB(PL)111</a>	1518	HO Chun-yan, Albert	118	Ordinance Review
<a href="#">HPLB(PL)112</a>	1519	HO Chun-yan, Albert	118	Ordinance Review
<a href="#">HPLB(PL)113</a>	1115	KWOK Ka-ki	118	District Planning
<a href="#">HPLB(PL)114</a>	2055	KWOK Ka-ki	118	District Planning
<a href="#">HPLB(PL)115</a>	2056	KWOK Ka-ki	118	District Planning
<a href="#">HPLB(PL)116</a>	2057	KWOK Ka-ki	118	District Planning
<a href="#">HPLB(PL)117</a>	2427	LAU Kin-ye, Miriam	118	Territorial Planning
<a href="#">HPLB(PL)118</a>	0996	LAU Wong-fat	118	-
<a href="#">HPLB(PL)119</a>	1003	LAU Wong-fat	118	Town Planning Information Services
<a href="#">HPLB(PL)120</a>	1004	LAU Wong-fat	118	Town Planning Information Services
<a href="#">HPLB(PL)121</a>	1005	LAU Wong-fat	118	Town Planning Information Services
<a href="#">HPLB(PL)122</a>	1006	LAU Wong-fat	118	Technical Services
<a href="#">HPLB(PL)123</a>	1007	LAU Wong-fat	118	Technical Services
<a href="#">HPLB(PL)124</a>	0528	LEE Wing-tat	118	Technical Services
<a href="#">HPLB(PL)125</a>	0529	LEE Wing-tat	118	Technical Services
<a href="#">HPLB(PL)126</a>	2422	LEONG Kah-kit, Alan	118	District Planning
<a href="#">HPLB(PL)127</a>	2423	LEONG Kah-kit, Alan	118	District Planning

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">HPLB(PL)128</a>	2424	LEONG Kah-kit, Alan	118	District Planning
<a href="#">HPLB(PL)129</a>	2425	LEONG Kah-kit, Alan	118	District Planning
<a href="#">HPLB(PL)130</a>	0044	LI Kwok-ying	118	Territorial Planning
<a href="#">HPLB(PL)131</a>	0047	LI Kwok-ying	118	Territorial Planning
<a href="#">HPLB(PL)132</a>	2411	LI Kwok-ying	118	-
<a href="#">HPLB(PL)133</a>	2412	LI Kwok-ying	118	-
<a href="#">HPLB(PL)134</a>	2413	LI Kwok-ying	118	District Planning
<a href="#">HPLB(PL)135</a>	1125	SHEK Lai-him, Abraham	118	-
<a href="#">HPLB(PL)136</a>	1129	SHEK Lai-him, Abraham	118	Territorial Planning
<a href="#">HPLB(PL)137</a>	1132	SHEK Lai-him, Abraham	118	District Planning
<a href="#">HPLB(PL)138</a>	1520	TAM Heung-man	118	Territorial Planning
<a href="#">HPLB(PL)139</a>	2671	TIEN Pei-chun, James	118	Territorial Planning
<a href="#">HPLB(PL)140</a>	0114	WONG Yung-kan	118	Territorial Planning
<a href="#">HPLB(PL)141</a>	2610	YOUNG Howard	118	Territorial Planning
<a href="#">HPLB(PL)142</a>	2452	LAU Chin-shek	701	-
<a href="#">HPLB(PL)143</a>	2453	LAU Chin-shek	701	-
<a href="#">HPLB(PL)144</a>	1045	LAU Sau-shing, Patrick	701	-
<a href="#">HPLB(PL)145</a>	1046	LAU Sau-shing, Patrick	701	-
<a href="#">HPLB(PL)146</a>	1052	LAU Sau-shing, Patrick	707	-
<a href="#">HPLB(PL)147</a>	1042	LAU Sau-shing, Patrick	710	-

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)001**

Question Serial No.

1491

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), the Government states that it would continue the review on the New Territories Small House Policy in 2007. Could the Government inform us of the details and progress of the work and the expenditure involved?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

We will continue the review of the Small House Policy. Because of the complexity of the policy issues involved, we are unable to give a definite timetable. At the Housing, Planning and Lands Bureau level, the work relating to the Small House Policy review is done by existing manpower resources in the Planning and Lands Branch.

Signature \_\_\_\_\_

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

Mrs Rita Lau

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

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

Date \_\_\_\_\_

15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)002**

Question Serial No.

1492

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), the Government states that it would proceed with the drafting of the legislation on the mandatory building inspection scheme and the mandatory window inspection scheme in 2007. Could the Government inform us of the details and progress of the work and the expenditure involved?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

To put in place a permanent solution to resolve the long-standing problem of building neglect, the Government has conducted a two-stage public consultation on building management and maintenance. The results of both consultation exercises have confirmed the community's consensus that building owners should be responsible for upkeeping their buildings and shouldering the financial commitment. The community also supports the introduction of mandatory building inspection and mandatory window inspection. We have completed the analysis of the public views received in the second-stage consultation. Upon further exchange of views with the major stakeholders, the Government can finalize the details of the mandatory building inspection and mandatory window inspection schemes as well as the various support measures which would be put in place to ensure the smooth implementation of the schemes.

We will announce the results of the public consultation and the arrangements for the implementation of the mandatory building inspection and mandatory window inspection schemes once we are ready. We will proceed with the preparation of the relevant legislation for the mandatory schemes as our next step.

The preparation of the relevant legislation for the two schemes will be handled by existing manpower resources in the relevant departments and the Bureau. The resources required for the implementation of the two schemes will be assessed in due course.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007

[TOP](#)



Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO**  
**INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)003**

Question Serial No.

1982

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 the review of the New Territories Small House Policy in 2007-08. Is there any timeframe set for the work? If so, please state the expected date of completion and the manpower resources to be involved.

Asked by : Hon. CHEUNG Hok-ming

Reply :

We will continue the review of the Small House Policy. Because of the complexity of the policy issues involved, we are unable to give a definite timetable on when we can release detailed proposals for consultation with the Heung Yee Kuk and the community at large. At the Housing, Planning and Lands Bureau level, the work relating to the Small House Policy review is done by existing manpower resources in the Planning and Lands Branch.

Signature \_\_\_\_\_

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

Mrs Rita Lau

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

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

Date \_\_\_\_\_

15 March 2007

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)004**

Question Serial No.

1983

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 :

With the completion of the second-stage public consultation on mandatory building inspection, what is the next task and what is the estimated expenditure involved in implementing the mandatory building inspection scheme?

Asked by : Hon. CHEUNG Hok-ming

Reply :

To put in place a permanent solution to resolve the long-standing problem of building neglect, the Government has conducted a two-stage public consultation on building management and maintenance. The results of both consultation exercises have confirmed the community's consensus that building owners should be responsible for upkeeping their buildings and shouldering the financial commitment. The community also supports the introduction of mandatory building inspection and mandatory window inspection. We have completed the analysis of the public views received in the second-stage consultation. Upon further exchange of views with the major stakeholders, the Government can finalize the details of the mandatory building inspection and mandatory window inspection schemes as well as the various support measures which would be put in place to ensure the smooth implementation of the schemes.

We will announce the results of the public consultation and the arrangements for the implementation of the mandatory building inspection and mandatory window inspection schemes once we are ready. We will proceed with the preparation of the relevant legislation for the mandatory schemes as our next step.

The preparation of the relevant legislation for the two schemes will be handled by existing manpower resources in the relevant departments and the Bureau. The resources required for the implementation of the two schemes will be assessed in due course.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)005**

Question Serial No.

2702

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 :

Whether fund has been earmarked for the study of the need to put in place a separate mechanism other than the existing courts/tribunals for resolving disputes over building management and maintenance in 2007-08 and beyond? If so, please provide details of the arrangement and the expected date of completion of the study.

Asked by : Hon. CHOY So-yuk

Reply :

The Administration is examining the views collected during our public consultation on mandatory building inspection, including the proposal on whether there is a need to put in place a separate mechanism other than the existing courts/tribunals for resolving disputes over building management and maintenance matters. We will announce the results after the completion of our analysis.

No additional expenditure is required as the policy work related to building safety is carried out by the Bureau's existing staff as part of their duties and will continue to be so in 2007-08.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)006**

Question Serial No.

1493

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

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Please provide in detail the timetable for taking forward the proposals to amend the Buildings Ordinance, in particular the legislative timetable for introducing a minor works control regime and the details of the manpower and resources involved in 2007-08.

Asked by : Hon. HO Chun-yan, Albert

Reply :

We have been in consultation with the industry to map out and refine the details of a proposed minor works control system. We are finalizing the proposal and plan to introduce the Buildings (Amendment) Bill into the Legislative Council within the current legislative session. No additional expenditure is required as the work is carried out by the Bureau's existing staff as part of their duties and will continue to be so in 2007-08.

Signature \_\_\_\_\_

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

Mrs Rita Lau

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

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

Date \_\_\_\_\_

15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)007**

**Question Serial No.**

1494

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

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Please provide in detail the timetable for taking forward the proposals to amend the Land Titles Ordinance, in particular the legislative timetable for implementing the new title registration system and details of the manpower and resources involved in 2007-08.

Asked by : Hon. HO Chun-yan, Albert

Reply :

We have been working on the amendments to the Land Titles Ordinance and the supporting regulations. We have started consultation with the relevant stakeholders, including the legal profession, on some of the legislative amendments. We will carefully consider the views received during the consultation, and work closely with the stakeholders in refining the legislative proposals for the land titles registration system.

We will introduce the Land Titles (Amendment) Bill and related regulations into the Legislative Council as soon as practicable after we have completed the discussion with the stakeholders and drafting of the amendment legislation.

The above work will continue to be handled by the existing manpower in the Housing, Planning and Lands Bureau and the Land Registry in 2007-08.

Signature \_\_\_\_\_

Name in block letters Mrs Rita Lau

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

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

<b>HPLB(PL)008</b>
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Question Serial No.

0834
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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 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 information on the following:

- (a) the staff arrangement and expenses involved in the above task; any specific measures to ensure that the planning and land use objectives are geared towards the mission of protecting and enhancing the Harbour; and the resources involved in enforcing measures related to the Protection of the Harbour Ordinance (Cap 531) in the revised estimate for 2006-07; and
- (b) a breakdown of the staff arrangement and the actual expenses devoted to the said task; any specific measures to ensure that the planning and land use objectives are geared towards the mission of protecting and enhancing the Harbour; and the resources involved in enforcing measures related to the Protection of the Harbour Ordinance in the estimate for 2007-08.

Asked by : Hon. KWOK Ka-ki

Reply :

The Government is committed to protecting the Victoria Harbour and enhancing it for the enjoyment of our residents and visitors alike. All Bureaux and Departments and all public officers are aware of, and are regularly reminded to pay full regard to, the provisions of the Protection of the Harbour Ordinance in the implementation of various policy initiatives and Government projects. The judgment handed down by the Court of Final Appeal on reclamation in the Victoria Harbour has been widely circulated to public officers.



In conjunction with the Harbour-front Enhancement Committee (HEC), we continued with the Kai Tak Planning Review and the Wan Chai Development Phase II Review in 2006-07. During the processes, we widely consulted and engaged the public in mapping out the development plans for the two areas. In addition, we carried out a number of public engagement activities, such as the “Central Harbourfront and Me” project, which aimed to draw up proposals together with the public for the enhancement of the Central harbourfront, and the drawing up of the Harbour Planning Guidelines to provide concrete guidelines for stakeholders in the future developments along the Harbour. We have also embarked on the Hung Hom District Study for the formulation of a comprehensive district plan to guide the planning and design of the Hung Hom harbourfront areas. We have, in conjunction with relevant departments, carried out a number of harbourfront enhancement projects such as the Wan Chai Waterfront Promenade at Hung Hing Road and the expansion of the West Kowloon Waterfront Promenade. For 2006-07, we have spent about \$3 million and for 2007-08, we have earmarked \$5 million under this Programme. The resources devoted to harbourfront enhancement projects by other departments have been absorbed within their project votes. We will continue to work with the HEC to carry out further public engagement activities and waterfront enhancement projects.

The work of servicing HEC and implementing various projects is done by existing resources in Planning and Lands Branch. The Permanent Secretary, a Deputy Secretary, a Principal Assistant Secretary, an Assistant Secretary, a Senior Executive Officer and an Executive Officer I absorb these responsibilities as part of their normal duties.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)009**

Question Serial No.

0835

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 this programme, the revised estimate in 2006-07 is \$ 77,300,000 which represents a decrease of about 10% over the original estimate (\$86,400,000). Please account for the difference between the revised and original estimates.

Asked by : Hon. KWOK Ka-ki

Reply :

The decrease is mainly due to the transfer of the staffing and administrative support for the West Kowloon Cultural District project from the Housing, Planning and Lands Bureau to the Home Affairs Bureau with effect from 1 June 2006.

Signature \_\_\_\_\_

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

Mrs Rita Lau

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

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

Date \_\_\_\_\_

15 March 2007

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)010**

Question Serial No.

0836

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

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

In the 2006-07 Estimates, there was a mention of “preparing for a public consultation on the review of the Urban Renewal Strategy” in the Matters Requiring Special Attention in 2006-07 under Programme (2) Buildings, Lands and Planning, could the Government inform us of the following:

- (a) implementation details of the above review in 2006-07; findings of the review and the expenditure involved; and
- (b) the resources, manpower arrangement and targets involved in the work related to the Urban Renewal Strategy in 2007-08?

Asked by : Hon. KWOK Ka-ki

Reply :

The Urban Renewal Authority (URA) is a statutory body established under the Urban Renewal Authority Ordinance. The Ordinance provides a legal framework for the URA to undertake urban renewal in a comprehensive and holistic manner, covering redevelopment, rehabilitation, revitalisation and preservation with buildings of architectural and historical values within its urban renewal projects. The Urban Renewal Strategy (URS), formulated after extensive public consultation, provides broad guidelines to steer the URA's urban renewal work. Similar to other policies, the URS will be reviewed at an appropriate time in order to improve the relevant work continuously. As the Secretary for Housing, Planning and Lands has explained in answer to a Legislative Council question on 7 February 2007, the Government has to consider some important issues to ensure that the review of the URS can be conducted effectively.

Over the past few years, the URA has been giving priority to implement the former Land Development Corporation projects not yet completed. In general, these projects were implemented in accordance with the Land Development Corporation Ordinance. As a result, there are so far only a few new projects commenced under the Urban Renewal Authority Ordinance. Considering that it usually takes years to complete the procedures of implementing a redevelopment project, including consultation, planning and design, property acquisition, rehousing and land resumption, and that the URA has not had the chance to accumulate sufficient experience in the other aspects of its “4R” initiatives including rehabilitation and revitalisation, the Government considers it necessary to allow more time for the URA to accumulate practical experience to ensure a solid basis for a comprehensive and effective review of the URS.

Upon that time, we will widely consult the public and ensure that the views of the stakeholders concerned will be fully taken into account in the URS review.

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	_____ 15 March 2007 _____

[TOP](#)



The Kai Tak Planning Review, completed in end 2006, has proposed various land-uses to enhance, inter alia, the Kai Tak and Kwun Tong waterfront areas. Under the Wan Chai Development Phase II Review, a Concept Plan was promulgated in October 2006 for various harbourfront enhancement proposals for the Wan Chai, Causeway Bay and North Point waterfront. The review on the land uses in Western District which covers the waterfront areas is in progress. We have also embarked on the Hung Hom District Study for the formulation of a comprehensive district plan to guide the planning and design of the Hung Hom harbourfront areas. The Central Reclamation Urban Design Study will be commenced shortly with a view to refining the existing urban design framework for the Central harbourfront. As regards specific harbourfront enhancement projects, we have extended the boardwalk and enhanced various ancillary facilities at the West Kowloon Waterfront Promenade. Works for the Wan Chai Waterfront Promenade are in good progress and upon completion will be open for public enjoyment in April this year. We will continue to identify opportunities for carrying out other enhancement projects along the harbourfront.

The above studies and projects are carried out to further the Government policy commitments of protecting and enhancing our precious Harbour for the benefit of the community. They are in full compliance with the HEC Harbour Planning Principles and the provisions of the Protection of the Harbour Ordinance.

The various public engagement and consultation activities organized with HEC are chargeable to the provision of \$5 million which we have earmarked in 2005-06, 2006-07 and 2007-08. No additional manpower resources have been provided. The additional work is absorbed by existing staff. The various harbourfront enhancement projects are implemented by concerned Departments under their project votes.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)012**

**Question Serial No.**

**2109**

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 proceed with the drafting of the legislation on the mandatory building inspection scheme and the mandatory window inspection scheme. Please provide information on the following:

- (a) the legislative timetable for the two schemes;
- (b) the resources and manpower involved in the legislative programme for the two schemes.

Asked by : Hon. KWOK Ka-ki

Reply :

To put in place a permanent solution to resolve the long-standing problem of building neglect, the Government has conducted a two-stage public consultation on building management and maintenance. The results of both consultation exercises have confirmed the community's consensus that building owners should be responsible for upkeeping their buildings and shouldering the financial commitment. The community also supports the introduction of mandatory building inspection and mandatory window inspection. We have completed the analysis of the public views received in the second-stage consultation. Upon further exchange of views with the major stakeholders, the Government can finalize the details of the mandatory building inspection and mandatory window inspection schemes as well as the various support measures which would be put in place to ensure the smooth implementation of the schemes.

We will announce the results of the public consultation and the arrangements for the implementation of the mandatory building inspection and mandatory window inspection schemes once we are ready. We will proceed with the preparation of the relevant legislation for the mandatory schemes as our next step.

The preparation of the relevant legislation for the two schemes will be handled by existing manpower resources in the relevant departments and the Bureau. The resources required for the implementation of the two schemes will be assessed in due course.

Signature \_\_\_\_\_

Name in block letters Mrs Rita Lau

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

Date 15 March 2007

[TOP](#)





The Vacation Training Scheme appoints post-secondary students in the surveying and town planning disciplines for an eight week training during the summer vacation in the Planning and Lands group of departments. Around 35 post-secondary students will be appointed in 2007-08.

Signature \_\_\_\_\_

Name in block letters Mrs Rita Lau

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

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)014**

Question Serial No.

0411

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

Programme :       (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

What is the amount of expenditure to be incurred for the creation of an additional post in 2007-08 and what is its main duty?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The estimated expenditure for the additional post is \$680,000 in 2007-08. The post is required to provide executive and other support services to the Planning and Lands Branch to meet increasing work demand.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)015**

**Question Serial No.**

**0412**

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

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

What is the amount of resources to be allocated by the Housing, Planning and Lands Bureau to the Hong Kong 2030: Planning Vision and Strategy Study in 2007-08? What is the timetable for the Study?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The Housing, Planning and Lands Bureau oversees and provides policy steer on the carrying out of the Hong Kong 2030: Planning Vision and Strategy Study by the Planning Department. No additional resource is required as the work is carried out by the Bureau's existing staff as part of their normal duties.

We are at Stage 4, i.e. the final stage, of the Study for formulating the long-term development strategy. We expect that the Study could be completed later this year.

Signature \_\_\_\_\_

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

Mrs Rita Lau

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

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

Date \_\_\_\_\_

15 March 2007

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)016**

**Question Serial No.**

**0413**

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

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

What is the amount of resources to be allocated by the Housing, Planning and Lands Bureau to the review on New Territories Small House Policy in 2007-08? How much of these provisions will be spent on manpower? Please provide details on the manpower arrangement.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

At the Housing, Planning and Lands Bureau level, the work relating to the Small House Policy review is done by existing manpower resources in the Planning and Lands Branch. It is mainly handled by the Permanent Secretary (Planning and Lands), a Deputy Secretary, a Principal Assistant Secretary and an Assistant Secretary as part of their normal duties.

Signature \_\_\_\_\_

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

Mrs Rita Lau

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

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

Date \_\_\_\_\_

15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO**  
**INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)017**

Question Serial No.

0414

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 Housing, Planning and Lands Bureau will work with the Harbour-front Enhancement Committee to ensure public engagement in planning and drawing up relevant land uses. Please provide information on the following:

- (a) the expenditure involved in 2007-08;
- (b) how much of the expenditure at item (a) will be incurred for manpower? Please provide details on the manpower arrangement; and
- (c) how much of the expenditure at item (a) will be incurred for activities? Please provide a list of these activities.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) We have earmarked \$5 million in 2007-08 for the Harbour-front Enhancement Committee to organize public engagement and related activities.
- (b) The provision involves no Government staff resources and is to be used for public engagement activities.

- (c) The planned activities include a symposium, various activities to engage and consult the public on planning and land-use proposals around the Harbour; Harbourfront enhancement projects, and promulgation of Harbour Planning Guidelines.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007

[TOP](#)





Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)019**

Question Serial No.

0838

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 work on the proposals to resolve the problem of missing or illegible government leases in 2007-08. Would the Government inform us of the timetable for such work and the estimated expenditure involved?

Asked by : Hon. LI Kwok-ying

Reply :

We have conducted a round of consultation with the Heung Yee Kuk, the Law Society of Hong Kong and the Panel on Planning, Lands and Works of the Legislative Council. In the light of the feedback received, we are in the process of finalizing the legislative proposals for detailed drafting work. As this is a piece of complex legislation with considerable amount of technical details, the process will take some time. At the Housing, Planning and Lands Bureau level, preparation work for the proposed legislation is handled by existing manpower resources in the Planning and Lands Branch.

Signature \_\_\_\_\_

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

Mrs Rita Lau

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

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

Date \_\_\_\_\_

15 March 2007

Examination of Estimates of Expenditure 2007-08  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**HPLB(PL)020**

**Question Serial No.**

**2023**

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

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Please provide the legislative timetable for the mandatory building inspection scheme and the mandatory window inspection scheme, and the manpower and resources involved.

Asked by : Hon. TO Kun-sun, James

Reply :

To put in place a permanent solution to resolve the long-standing problem of building neglect, the Government has conducted a two-stage public consultation on building management and maintenance. The results of both consultation exercises have confirmed the community's consensus that building owners should be responsible for upkeeping their buildings and shouldering the financial commitment. The community also supports the introduction of mandatory building inspection and mandatory window inspection. We have completed the analysis of the public views received in the second-stage consultation. Upon further exchange of views with the major stakeholders, the Government can finalize the details of the mandatory building inspection and mandatory window inspection schemes as well as the various support measures which would be put in place to ensure the smooth implementation of the schemes.

We will announce the results of the public consultation and the arrangements for the implementation of the mandatory building inspection and mandatory window inspection schemes once we are ready. We will proceed with the preparation of the relevant legislation for the mandatory schemes as our next step.

The preparation of the relevant legislation for the two schemes will be handled by existing manpower resources in the relevant departments and the Bureau. The resources required for the implementation of the two schemes will be assessed in due course.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)021**

**Question Serial No.**

**0474**

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:

The area assessed for aquaculture fisheries ex-gratia payment will increase from 0 m<sup>2</sup> in 2006 to 12 100 m<sup>2</sup> (estimate) in 2007, which is mainly due to the expected increase in the number of projects affecting pond fish culture areas. In this connection, please inform this Committee of the titles and locations of these projects.

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The titles and locations of the projects involved are –

(1) Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai Drainage Improvement, Stage 1, Phase 2B - Kam Tin (Works Package C) - The Drainage Improvement Works and Ancillary Road Works to Cheung Chun San Tsuen (Kam Tin) and Kam Tsin Wai (Pat Heung);

(2) Drainage Improvement in Northern N.T. Package B, Drainage Improvement Works and Ancillary Road Works at Ki Lun Tsuen, Yuen Long;

(3) Drainage Improvement in Northern N.T. Package A, Drainage Improvement Works and Ancillary Road Works in Kau Lung Hang, Yuen Leng, Nam Wa Po and Tai Hang Areas; and

(4) Drainage Improvement Works in Tai Po, River Improvement Works and Ancillary Road Works in Upper Lam Tsuen River, She Shan River and Upper Tai Po River.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ MRS STELLA HUNG

Post Title \_\_\_\_\_ Director of Agriculture, Fisheries and  
Conservation

Date \_\_\_\_\_ 16 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)022**

**Question Serial No.**

**0675**

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 this Programme, the Administration has indicated that an interim review will be carried out after the extension of the operation of the Joint Office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems in the whole territory for 18 months. Will the Government inform this Committee of the expenditure involved since the implementation of the scheme, the number of complaint cases received and the number of complaint cases which have been successfully dealt with?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The total expenditure involved since the implementation of the Joint Office (JO) scheme is \$21.8 million. Up to the end of 2006, the JO has received a total of 14 012 complaints. Out of the 8 268 completed cases, 3 908 cases required tests to identify the source of water seepage, of which the source of water seepage was identified for 2 272 cases. This represents 58% of the tested cases, which is a significant increase as compared with the success rate of 14% before the implementation of the JO scheme.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)023**

**Question Serial No.**

**2432**

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 May 2006, the Government indicated that inspection had been carried out for 66 large shopping malls or commercial buildings over the past ten years. Irregularities were found regarding some facilities for people with a disability in these buildings, and 66 advisory letters were issued. In this regard, will the Government inform this Committee:

- (a) Whether additional resources will be allocated for inspection in 2007-08, in order to strengthen the inspection teams or increase the frequency of inspection? If so, please specify the items that will be allocated additional resources and the expenditure involved. If not, please give the reasons.
- (b) Whether the current practice of inspecting 15 buildings each year is considered adequate to curb irregularities? Is there a need for increase of financial provision?

Asked by : Hon. CHEUNG Chiu-hung, Fernando

Reply :

To ensure that the approved facilities for people with disabilities in private buildings will not be removed or altered after the buildings are completed and occupied, we take the initiative to select commercial buildings for focused inspections each year. In selecting the target buildings, we will consult the concerned groups and make reference to the reports on access for people with disabilities published from time to time by relevant stakeholders. The number of commercial buildings inspected has increased from 5 to 15 starting 2004.

The Buildings Department (BD) also takes follow-up actions against irregularities reported by the public. In the event of any such approved facilities being found to have been altered or removed, BD will take enforcement actions under the Buildings Ordinance with a view to reinstating the facilities. The Department has redeployed additional staff to set up a dedicated team to inspect and follow up any irregularities identified during the inspections.

Past experience reveals that focused inspection is an effective and efficient way to address irregularities in respect of approved facilities for people with disabilities in private buildings. We will keep in view our inspection programme and resource requirements for this area of work in liaison with the Health, Welfare and Food Bureau.

Signature	_____
Name in block letters	<u>CHEUNG Hau-wai</u>
Post Title	<u>Director of Buildings</u>
Date	<u>16 March 2007</u>

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)024**

**Question Serial No.**

**1979**

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 indicators for removal orders issued under “unauthorised building works”, the number of removal orders issued was reduced drastically from over 32 000 in 2006 to the estimated 25 000 in 2007. What are the reasons for the drastic reduction?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The actual and estimated performance indicators for 2006 and 2007 in respect of removal orders issued are as follows:

Indicator	2006 (Actual)	2006 and 2007 (Estimate)
Removal orders issued	32 711	25 000

The estimated number of removal orders issued are the same for 2006 and 2007. When considering the estimate for 2007, we have taken into account the actual performance and experience in both 2005 and 2006. Apart from staff efforts in enforcement action, the actual performance depends on a number of factors, including the number of unauthorised structures existing in the buildings targeted for enforcement action. The Buildings Department will do its best and will not be bound by the estimated performance indicator.

Signature \_\_\_\_\_

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 16 March 2007



Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)025**

**Question Serial No.**

**1980**

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 2007-08, the Buildings Department will continue to take enforcement action against unauthorised large glass panels, advertisement signboards and TV displays installed on the external walls of another batch of target buildings in areas with heavy pedestrian flow and commercial activities. What is the number of target buildings to be identified by the Department? Where are these buildings located?

Asked by : Hon. CHEUNG Hok-ming

Reply :

We will continue to take enforcement action against the three types of unauthorised building works (UBWs) in question, i.e. unauthorised large glass panels, advertisement signboards and TV displays installed on the external walls of target buildings in areas with heavy pedestrian flow and commercial activities in our blitz operation for large-scale removal of UBWs in 2007-08. Most of the buildings in such areas have already been covered in the operation in 2006-07. There are another 1 000 target buildings identified for the blitz operation in 2007-08, and about 100 of them are situated in areas with heavy pedestrian flow and commercial activities. These some 100 buildings are mainly located in Tsimshatsui, Mongkok, Causeway Bay and Wanchai.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)026**

**Question Serial No.**

**1981**

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 Item 020 "Consultancy study to draft a Comprehensive Environmental Performance Assessment Scheme for Buildings", what is the scope of the study? What is the work progress of the study? When is it expected to complete?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Buildings Department has commissioned a consultancy study to map out a Comprehensive Environmental Performance Assessment Scheme for Buildings (CEPAS) for the assessment of the environmental design and performance of buildings and the construction process. CEPAS is a holistic environmental performance assessment tool for various types of building. The assessment covers the entire building life-cycle, including the pre-design, design, construction and demolition as well as operation stages. The study has substantially been completed. Our intention is for the Scheme to be market-driven and efforts are being made to identify a non-government body to run the Scheme on a voluntary and self-financing basis.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)027**

**Question Serial No.**

**2003**

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 :

Over the past three years, how many new plans for food business premises were processed each year? Since 18 April 2006, food business premises have to be free of unauthorised building works before application for or transfer of licences. In this regard, as at the end of 2006, has the number of plans processed increased compared with the corresponding period in 2005? Will the performance pledge for processing building plans be affected? Has assessment been made on the need for additional manpower and expenditure to cope with the service demand?

Asked by : Hon. CHEUNG Yu-yan, Tommy

Reply :

The Buildings Department (BD) does not maintain separate statistical breakdown on the number of building plan submissions for food business premises. In respect of applications for new and transfer of food business premises licences in existing buildings, an applicant who intends to carry out alteration and addition (A&A) works will need to submit an A&A building plan for approval under the Buildings Ordinance. In 2006, the total number of submissions for all types of A&A works (including food business premises) processed by BD was 1 347, which is higher than the corresponding number in 2005 of 1 116.

Regarding the processing of building plan submissions (including A&A works) by BD, in both 2005 and 2006, we were able to achieve a performance rate of 99.9% in meeting our performance target of processing new building plan submissions within 60 days. We consider that the existing level of resource provision is adequate.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

16 March 2007

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

**Reply Serial No.**

**HPLB(PL)028**

**Question Serial No.**

**1008**

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 work to tackle unauthorised building works in existing buildings, the estimated indicators for “warning notices issued”, “removal orders issued” and “unauthorised structures removed and irregularities rectified” in 2007 are significantly lower than the actual figures in 2006. What are the reasons?

Asked by : Hon. LAU Wong-fat

Reply :

The actual performance for 2006 and the estimates for 2006 and 2007 for the three areas of work in question, as indicated in the Controlling Officer's Report, are as follows:

	Indicators	2006 (Actual)	2006 and 2007 (Estimate)
(1)	Warning notices issued	8 498	8 000
(2)	Removal orders issued	32 711	25 000
(3)	Unauthorised structures removed and irregularities rectified	48 479	40 000

The estimates for the three indicators in question are the same for 2006 and 2007. When considering the estimates for 2007, we have taken into account the actual performance and experience in both 2005 and 2006. The actual performance depends on a number of factors that may vary, including the number of unauthorised structures existing in the buildings targeted for enforcement action, as well as the willingness of and time taken by building owners to comply with the statutory orders. While the Buildings Department will deliver our best performance without being bound by the estimates, we consider that the current levels of estimates are appropriate.

Signature \_\_\_\_\_  
Name in block letters CHEUNG Hau-wai  
Post Title Director of Buildings  
Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)029**

**Question Serial No.**

**1087**

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 :

How much additional resources will be allocated by the Buildings Department for the review of the Building Regulations and the study on developing building design guidelines? When is the work on the review and the guidelines expected to be completed?

Asked by : Hon. LEE Wing-tat

Reply :

In 2007-08, the Buildings Department will allocate \$2.083 million to continue the consultancy studies in respect of the review of the Building Regulations as well as developing building design guidelines. We aim to complete the studies by early 2008. No additional staffing resources is required as the work will be absorbed by existing staff.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)030**

**Question Serial No.**

**0363**

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 this Programme, the Buildings Department has set the performance target for “advising on restaurant licence applications under the Application Vetting Panel system within 12 working days” at 100%. However, the target could not be achieved in 2005 and 2006. It is noted that the Department has lowered the planned target for 2007 to 96%. What were the main reasons for not achieving the targets in 2005 and 2006?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

Concerning the target for “advising on restaurant licence applications under the Application Vetting Panel system within 12 working days”, whilst we will endeavour to achieve the 100% target, we have set our planned performance target for 2005 and 2006 at 95% in the light of past experience. In 2005 and 2006, the Buildings Department achieved actual performance rates of 96% and 98% respectively, which are slightly higher than the planned target. In view of the actual performance and experience in the past years, the planned performance target set for 2007 was adjusted from 95% to 96%.

In the past two years, the handling time for some cases was longer than the pledged target. 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. However, for all the cases, we were able to provide the licensing requirements to the applicants before 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.

[Note : The pledged target for “advising on restaurant licence applications under the Application Vetting Panel system” has been revised from within 14 to within 12 working days with effect from 1 July 2006 upon the implementation of the five-day week programme.]

Signature \_\_\_\_\_  
Name in block letters CHEUNG Hau-wai  
Post Title Director of Buildings  
Date 15 March 2007

[TOP](#)



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

**Reply Serial No.**

**HPLB(PL)031**

**Question Serial No.**

**0364**

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 this Programme, the Buildings Department has set the performance target for “making existing building records available for public viewing within nine working days” at 100%. However, the target could not be achieved in 2005 and 2006. It is noted that the Department has lowered the planned target for 2007 to 94%. What were the main reasons for not achieving the targets in 2005 and 2006?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

Concerning the target for “making existing building records available for public viewing within nine working days”, whilst we will endeavour to achieve a 100% target, we have set our planned performance target for 2005 and 2006 at 94% in the light of past experience. In 2005 and 2006, the Buildings Department achieved actual performance rates of 94.5% and 96% respectively, which are slightly higher than the planned target. In view of the actual performance rates of the past years, the planned performance target for 2007 remains unchanged at 94%.

The handling time for some cases was longer than the pledged target, mainly because the required paper-based building records were being viewed by other applicants or government users.

[Note : Since the implementation of the five-day week programme on 1 July 2006, the pledged target for “making existing building records available for public viewing” has been revised from within ten to within nine working days.]

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

15 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)032**

**Question Serial No.**

**0365**

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 Department has indicated that, after the operation of the Joint Office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems has been extended to the whole territory for 18 months, an interim review would be carried out. What is the completion date of the review? For the Joint Office, what will be the staffing establishment and expenditure involved in 2007-08?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

Since July 2006 the Buildings Department (BD) and the Food and Environmental Hygiene Department have extended the operation of the pilot Joint Office (JO) to handle public complaints about water seepage problems to the whole territory under a three-year programme. BD plans to conduct a mid-term review on the effectiveness of the programme 18 months after the extension of operation. The review will commence towards the end of this year for completion before mid-2008.

We will continue with the existing staffing arrangement for the operation of the JO in 2007-08 and no additional resources will be required. The expenditure of the JO in 2007-08 will be about \$28.2 million, of which \$12 million will be allocated for outsourcing of investigation work to private consulting firms.

Signature \_\_\_\_\_

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)033**

**Question Serial No.**

**0366**

Head: 82 Buildings Department

Subhead (No. & title): 000 Operational Expenses

Programme: —

Controlling Officer: Director of Buildings

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

Question :

It is noted that four permanent posts will be created in the Buildings Department in 2007-08. Regarding these four posts, what will be the establishment and emoluments involved?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The four permanent posts to be created in 2007-08 comprise one Executive Officer II, one Accounting Officer II and two Clerical Officer posts. The estimated annual expenditure on personal emoluments is \$304,000, \$290,000 and \$552,000 (\$276,000 x 2) respectively.

Signature \_\_\_\_\_

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)034**

**Question Serial No.**

**0367**

Head: 82 Buildings Department

Subhead (No. & title): 700 General  
Non-Recurrent

Programme:

Controlling Officer: Director of Buildings

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

Question :

A sum of \$4.5 million has been allocated to the Buildings Department to commission a "Consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly". What is the progress of the drafting of the Manual? What is the anticipated progress to be achieved in 2007-08?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The consultancy study for the drafting of a Design Manual for the provision of access and facilities for persons with a disability and the elderly has been completed after a series of consultations with the stakeholders, the industry and the Legislative Council Panel on Welfare Services. The Health, Welfare and Food Bureau will consider the introduction of legislative amendments to the relevant building regulations to bring the draft Design Manual into effect.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ CHEUNG Hau-wai \_\_\_\_\_

Post Title \_\_\_\_\_ Director of Buildings \_\_\_\_\_

Date \_\_\_\_\_ 15 March 2007 \_\_\_\_\_

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)035**

**Question Serial No.**

**0673**

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 details of the enforcement action against unauthorised large glass panels, advertisement signboards and TV displays installed on the external walls of buildings in 2006-07 and 2007-08. What are the amounts of expenditure involved?

Asked by : Hon. LEUNG Yiu-chung

Reply :

We will continue to take enforcement action against the three types of unauthorised building works (UBWs) in question, i.e. unauthorised large glass panels, advertisement signboards and TV displays installed on the external walls of target buildings in areas with heavy pedestrian flow and commercial activities in our blitz operation for large-scale removal of UBWs in 2007-08. Most of the buildings in such areas have already been covered in the operation in 2006-07. There are another 1 000 target buildings identified for the blitz operation in 2007-08, and about 100 of them are situated in areas with heavy pedestrian flow and commercial activities.

The above work is mainly handled by existing staff of BD, with part of it outsourced to private consulting firms at a cost of \$22 million for 2006-07 and an estimated cost of \$25 million for 2007-08.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

15 March 2007

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

**Reply Serial No.**

**HPLB(PL)036**

**Question Serial No.**

**0672**

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 2007-08, the Buildings Department will continue to take enforcement action against unauthorised large glass panels, advertisement signboards and TV displays installed on the external walls of buildings. Please list out the number of target buildings in each of the 18 districts in Hong Kong, as well as the staffing establishment and expenditure involved in this area of work in 2007-08.

Asked by : Hon. LI Kwok-ying

Reply :

We will continue to take enforcement action against the three types of unauthorised building works (UBWs) in question, i.e. unauthorised large glass panels, advertisement signboards and TV displays installed on the external walls of target buildings in areas with heavy pedestrian flow and commercial activities in our blitz operation for large-scale removal of UBWs in 2007-08. Most of the buildings in such areas have already been covered in the operation in 2006-07. There are another 1 000 target buildings identified for the blitz operation in 2007-08, and about 100 of them are situated in areas with heavy pedestrian flow and commercial activities. These some 100 buildings are mainly located in Tsimshatsui, Mongkok, Causeway Bay and Wanchai.

The above work will be mainly handled by existing staff of BD, with part of it outsourced to private consulting firms at an estimated cost of \$25 million for 2007-08.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ CHEUNG Hau-wai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 15 March 2007

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

**Reply Serial No.**

**HPLB(PL)037**

Question Serial No.

0674

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 :

On the performance target of processing the applications for occupation permits for new buildings within 14 days, the Administration has achieved the 100% target in 2005 and 2006. In this connection, will the Administration consider shortening the processing time? If so, what is the estimated increase in staffing establishment and expenditure? If not, what are the reasons?

Asked by : Hon. LI Kwok-ying

Reply :

Under the Buildings Ordinance, an occupation permit may only be issued for a new building after all the statutory requirements have been complied with. The processing of an application for an occupation permit involves a series of procedures including the carrying out of site inspection, vetting of relevant records and documents (including statutory forms, certificates and test reports) as well as consultation with relevant government departments. Taking into account the abovementioned procedures and the development trend of modern buildings, involving more complex design and construction, we consider that the existing performance target of 14 days is appropriate.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)038**

Question Serial No.

2430

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 :

An interim review will be carried out by the Buildings Department after the operation of the Joint Office with the Food and Environmental Hygiene Department to handle public complaints about water seepage has been extended for 18 months. Will the Buildings Department announce the results of the review? If so, what is the schedule for announcement? If not, what are the reasons?

Asked by : Hon. LI Kwok-ying

Reply :

Since July 2006 the Buildings Department (BD) and the Food and Environmental Hygiene Department have extended the operation of the pilot Joint Office (JO) to handle public complaints about water seepage problems to the whole territory under a three-year programme. BD plans to conduct a mid-term review on the effectiveness of the programme 18 months' after the extension of the operation. The review will commence towards the end of this year for completion before mid-2008. The operation of the JO will be refined as may be necessary from the findings of the review and we will inform the public of the improvement measures.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

16 March 2007

[TOP](#)



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

**Reply Serial No.**

**HPLB(PL)039**

**Question Serial No.**

**2431**

Head: 82 Buildings Department

Subhead (No. & title): 700 – General  
Non-Recurrent

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

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

Question :

Regarding Item 021 “Consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly”, what is the progress of work in this area? When is the Study expected to complete ?

Asked by : Hon. LI Kwok-ying

Reply :

The consultancy study for the drafting of a Design Manual for the provision of access and facilities for persons with a disability and the elderly has been completed after a series of consultations with the stakeholders, the industry and the Legislative Council Panel on Welfare Services. The Health, Welfare and Food Bureau will consider the introduction of legislative amendments to the relevant building regulations to bring the draft Design Manual into effect.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ CHEUNG Hau-wai \_\_\_\_\_

Post Title \_\_\_\_\_ Director of Buildings \_\_\_\_\_

Date \_\_\_\_\_ 15 March 2007 \_\_\_\_\_

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)040**

**Question Serial No.**

**0121**

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 view of the potential danger posed to the public by unauthorised building works (UBWs), will the Government allocate additional resources to step up the inspection and clearance of UBWs?

Asked by : Hon. TAM Heung-man

Reply :

Starting from 2006-07, the Buildings Department (BD) has been allocated a total of \$830 million over a period of five years for enhancing building safety including removal of 180 000 UBWs. In 2006, BD targeted 1 169 buildings for such purpose and removed 48 479 UBWs. In tackling the problem of UBWs, BD will continue with the multi-pronged approach of removing dangerous and new UBWs, sustaining its large-scale clearance operations against external UBWs and reinforcing the safety message through various public education and publicity programmes.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)041**

**Question Serial No.**

**0122**

Head: 82 Buildings Department

Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

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

Question :

The Buildings Department will strengthen its removal actions against abandoned advertisement signboards, and the Department will create four posts in 2007-08. Are these additional posts created for the purpose of enhancing the removal work of abandoned signboards? If so, will these additional resources be sufficient to handle the work and will other service areas be affected?

Asked by : Hon. TAM Heung-man

Reply :

The Government attaches great importance to signboard safety. In 2004, 2005 and 2006, the number of dangerous or abandoned signboards removed or repaired were 1 496, 1 597 and 1 690 respectively. Among them, about 4 000 are abandoned signboards. To further enhance the safety of the public, the Buildings Department (BD) has launched a special operation in 2007 to remove more dangerous or abandoned signboards. The target set for repair or removal of such signboards in 2007 is 2 000. Sufficient resources have been allocated for this operation.

The four additional posts (one Executive Officer II, one Accounting Officer II and two Clerical Officers) to be created in 2007-08 will be deployed to provide administrative, accounting and clerical support for BD's other operations.

Signature \_\_\_\_\_

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

CHEUNG Hau-wai

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

Director of Buildings

Date \_\_\_\_\_

15 March 2007

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

**Reply Serial No.**

**HPLB(PL)042**

**Question Serial No.**

**2024**

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 buildings erected between 1946 and 1958 under inspection by the Buildings Department, please specify the number of buildings concerned, the manpower required for inspection, as well as the schedule for completion of inspection, removal of unauthorised building works and repair of buildings which were found dilapidated. At present, what is the number of old buildings aged 30 to 50 years in the whole territory? Will the Department reserve resources to help building owners carry out inspection?

Asked by : Hon. TO Kun-sun, James

Reply :

The total number of buildings erected between 1946 and 1958 is about 2 500 and all of them have already been inspected by the Buildings Department (BD) through our annual blitz operations or the special operation conducted in 2006. We have been following up the cases and will continue to issue removal/repair orders against the UBWs and irregularities identified during the inspections. We aim to complete the issuance of orders by the third quarter of 2007.

The above work is mainly handled by existing staff of BD and the resources allocated for the annual blitz operations. Regarding the special operation in 2006 for buildings erected between 1946 and 1958, BD outsourced part of the work to private consulting firms at a cost of \$6.5 million.

The total number of buildings aged 30 to 50 years in Hong Kong is about 11 800. BD has been taking enforcement actions against irregularities in this group of buildings through its annual blitz operations. Technical assistance and advice are provided for building owners to carry out inspections. Owners who require financial assistance can also apply for a loan under the Building Safety Improvement Loan Scheme.

Signature \_\_\_\_\_  
Name in block letters CHEUNG Hau-wai  
Post Title Director of Buildings  
Date 16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)043**

**Question Serial No.**

**2025**

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 indicator for “Comprehensive Building Safety Improvement Loan Scheme”, in 2005, 2 647 loan applications were processed and 2 486 were approved, representing a success rate of about 93.9%; in 2006, 2 616 applications were processed and 2 342 were approved, representing a success rate of about 89.5%. Please give the reasons for the increase in the number of applications that were not approved.

Asked by : Hon. TO Kun-sun, James

Reply :

In 2005 and 2006, under the “Comprehensive Building Safety Improvement Loan Scheme”, there were 21 and 164 applications not approved respectively. These loan applications were rejected because the applicants did not meet the loan eligibility criteria or provide the necessary information for consideration. The reason for the increase in the number of applications which were not approved in 2006 is mainly attributed to one building repair project involving 100 loan applications from the owners of the subject building, where information on the cost of the repair work has not yet been provided for processing because the owners intend to re-tender the repair works.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ CHEUNG Hau-wai \_\_\_\_\_

Post Title \_\_\_\_\_ Director of Buildings \_\_\_\_\_

Date \_\_\_\_\_ 16 March 2007 \_\_\_\_\_

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

**Reply Serial No.**

**HPLB(PL)044**

**Question Serial No.**

**0477**

Head: 33 Civil Engineering and  
Development Department

Subhead (No. & title):

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 the estimate for 2007, the indicator for "road constructed/widened for development" is 9 164 metres, which is 7 631 metres less than the actual performance of 16 795 metres in 2006, representing a reduction of 45.4%. Please give reasons for the great reduction.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The reduction for the 2007 estimate as compared with the actual performance in 2006 for the indicator of "road constructed/widened for development" is mainly due to completion in 2006 of major road works in Yuen Long, Kam Tin and San Tin areas, and a significant portion of road works in Jordan Valley near Choi Wan Road and the Route 9 (Tsuen Wan Section between Shek Wai Kok and Chai Wan Kok) project.

Signature \_\_\_\_\_

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

Adrian NG

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

Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)045**

**Question Serial No.**

**0478**

Head: 33 Civil Engineering and  
Development Department

Subhead (No. & title):

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 the estimate for 2007, the indicator for “expenditure on construction for land formation and infrastructure” is \$1,895.4 million, which is \$595.1 million less than the actual expenditure of \$2,490.5 million in 2006, representing a reduction of 23.9%. Please give reasons for the great reduction.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The estimated expenditure on construction for land formation and infrastructure in 2007 is smaller than the actual expenditure in 2006 because a significant portion of the following major projects have been completed :-

- (a) Route 8 between Cheung Sha Wan and Sha Tin;
- (b) Route 9 (Tsuen Wan Section between Shek Wai Kok and Chai Wan Kok);
- (c) Road T3 in Sha Tin; and
- (d) Land formation for development in Jordan Valley near Choi Wan Road.

Signature \_\_\_\_\_

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

Adrian NG

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

Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

[TOP](#)



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

**Reply Serial No.**

**HPLB(PL)046**

**Question Serial No.**

**1532**

Head: 33 Civil Engineering and  
Development Department

Subhead (No. & title):

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 :

Under this programme, the indicator for “area of land formed” for 2007 is nine hectares, which is 65 hectares less than the 74 hectares of land actually formed in 2006, representing a decrease of 87.8%. What are the reasons for the substantial decrease?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The reduced estimate for 2007 for the indicator of “area of land formed” is mainly to reflect the completion in 2006 of major land formation works in Kai Tak North Apron Area, Yuen Long, Kam Tin and San Tin areas and partial completion of land formation works for the development in Jordan Valley near Choi Wan Road and Route 9 (section between Shek Wai Kok and Chai Wan Kok) project.

Signature \_\_\_\_\_

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

Adrian NG

Post Title Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)047**

**Question Serial No.**

**2191**

Head: 33 Civil Engineering and  
Development Department

Subhead (No. & title): 7343CL

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 :

Regarding the traffic arrangement after the relocation of Central Piers No. 7 and No. 8 (Star Ferry Pier) under the Central Reclamation Project, is it planned in the original overall works schedule that the footbridge connecting the General Post Office and the new pier be constructed to tie in with the completion of the new pier for concurrent opening for the convenience of passengers? If yes, why the footbridge construction works has not been completed as the new pier has been opened for use? If no, why the needs of passengers have not been considered when the overall works schedule was being formulated? Will the Department consider commencing temporary connection works for the remaining unconnected section of the footbridge near the General Post Office to facilitate the public to go to and from the new pier? If yes, how much expenditure is involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Under the Central Reclamation Phase III project, the footbridge connecting the General Post Office to the Central Terminal Building of Central Piers No. 7 and 8 will be completed in early 2009 to serve as a grade-separated pedestrian crossing for Road P2 (which is also expected to be completed by early 2009). The construction of the footbridge is in progress, and we are exploring how to speed up the remaining works in order to complete it later in 2007.

Signature \_\_\_\_\_

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

Adrian NG

Post Title Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

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

**Reply Serial No.**

**HPLB(PL)048**

**Question Serial No.**

**2192**

Head: 33 Civil Engineering and Development Department      Subhead (No. & title):

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 :

For the matters requiring special attention, it is mentioned that the Department will “continue to provide technical input to the planning and engineering review of Wan Chai Development Phase II (WDII) and proceed with the detailed design of the project”. Please advise this Committee of the latest progress of the planning work and the works, the manpower and expenditure involved, whether consultants are commissioned to conduct the relevant studies and design work and the consultants’ fees involved.

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The Concept Plan for WDII was produced under the planning and engineering review of Wan Chai Development Phase II (WDII Review). The Legislative Council, District Councils and the public were consulted during the period from September to December 2006. The next step is to prepare the Recommended Outline Development Plan which will form the basis for the amendments to the relevant Outline Zoning Plans. Detailed design of the engineering works will follow thereafter.

Consultants are employed for the WDII Review and the subsequent detailed design works. Consultancy fees for the WDII Review is about \$21 million and that for the detailed design is estimated to be about \$43.7 million. The staff resources required for providing technical support are absorbed by the existing establishment of the Civil Engineering and Development Department.

Signature \_\_\_\_\_

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

Adrian NG

Post Title Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

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

**Reply Serial No.**

**HPLB(PL)049**

**Question Serial No.**

**2193**

Head: 33 Civil Engineering and Development Department      Subhead (No. & title):

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 :

For the matters requiring special attention, it is mentioned that the Department will “continue to provide technical input to the planning framework and commence the engineering review of Kai Tak Development”. Please advise this Committee of the latest progress of the planning work, the manpower and the expenditure involved and the latest expected commencement date of the works.

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Amendments to Kai Tak Outline Zoning Plan were gazetted in November 2006. The Civil Engineering and Development Department (CEDD) will continue to provide technical support to the Planning Department for handling the representations and comments received subsequent to the gazettal of the Plan. This will involve 0.1 Senior Engineer and 0.15 Engineer for about 6 months, with an estimated staff cost of about \$0.1 million. Meanwhile, the CEDD appointed consultants in January 2007 to carry out an engineering review for the entire Kai Tak development to study in detail the engineering feasibility and implementation programme of the development. To facilitate commissioning of the first berth of the cruise terminal in 2012 and the developments at the southern part of the former runway, the consultant is carrying out investigation and detailed design for advance infrastructure works with a view to commencing the construction of the advance infrastructure works in 2009.

Signature \_\_\_\_\_

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

Adrian NG

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

Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

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

**Reply Serial No.**

**HPLB(PL)050**

**Question Serial No.**

**1034**

Head: 33 Civil Engineering and Development Department      Subhead (No. & title):

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 :

For the provision of land and infrastructure by the Civil Engineering and Development Department, the expenditure on construction for land formation and infrastructure decreased from over \$4 billion in 2005 to over \$2.49 billion in 2006. The estimated expenditure for 2007 is further reduced to over \$1.895 billion. What are the reasons?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The reduction is due to the completion of or partial completion of a number of major projects in 2005 and 2006 as follows :-

Projects completed in 2005

- (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.

Projects partially completed in 2006

- (a) Route 8 Sha Tin Section;
- (b) Route 9 (Tsuen Wan Section between Shek Wai Kok and Chai Wan Kok);
- (c) Road T3 in Sha Tin; and
- (d) Land formation for the development in Jordan Valley near Choi Wan Road.

Signature \_\_\_\_\_

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

Adrian NG

Post Title Director of Civil Engineering and Development (Acting)

Date 16.3.2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)051**

**Question Serial No.**

**1010**

Head: 33 Civil Engineering and Development Department      Subhead (No. & title):

Programme:      (8) Advice on Development Proposals

Controlling Officer:      Director of Civil Engineering and Development

Director of Bureau:      Secretary for Housing, Planning and Lands

Question :

In 2006, 45.4 cases of town plans, planning briefs, public and private development proposals and planning applications were actually dealt with per post of the Civil Engineering and Development Department. Why is the estimated number of cases to be handled in 2007 substantially reduced by 13% to 39.5?

Asked by : Hon. LAU Wong-fat

Reply :

There was a surge of requests for examination of private development proposals and planning applications in 2006 which led to the unusually high number of cases handled in the year. It is estimated that the number will return to a normal level in 2007.

Signature	_____
Name in block letters	Adrian NG
Post Title	Director of Civil Engineering and Development (Acting)
Date	16.3.2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)052**

**Question Serial No.**

**2456**

Head: 33 Civil Engineering and                      Subhead (No. & title):  
Development 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 2007-08, three new posts will be created. Please advise of the ranks and responsibilities of these posts and the expenditure involved.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The three posts are one Senior Engineer and two Engineer posts. They will be responsible for planning and co-ordinating developments in the northern New Territories. The estimated annual expenditure, in terms of Notional Annual Mid-point Salary of the posts, is \$1.814 million.

Signature \_\_\_\_\_

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

Adrian NG

Post Title Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)053**

**Question Serial No.**

**1527**

Head: 33 Civil Engineering and Development Department      Subhead (No. & title):

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 2006, the Civil Engineering and Development Department formed a total of 74 hectares of land. However, the estimated area of land to be formed in 2007 is nine hectares only, which is a reduction of over 80% compared with 2006. What are the reasons? What is the distribution, manpower and expenses involved for the formation of the nine hectares of land?

Asked by : Hon. LI Kwok-ying

Reply :

The reduced estimate for 2007 in respect of the indicator of “area of land formed” is mainly to reflect the completion in 2006 of major land formation works in Kai Tak North Apron Area, Yuen Long, Kam Tin and San Tin areas and partial completion of land formation works for the development in Jordan Valley near Choi Wan Road and Route 9 (section between Shek Wai Kok and Chai Wan Kok) project. We will continue to form nine hectares of land in 2007 mainly on Hong Kong Island (Central Reclamation Phase III) and Jordan Valley near Choi Wan Road. For the formation of the nine hectares of land in 2007, a capital expenditure of \$646 million and manpower input of 16 professional and eight technical staff will be involved.

Signature \_\_\_\_\_

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

Adrian NG

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

Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007



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

**Reply Serial No.**

**HPLB(PL)054**

**Question Serial No.**

**1528**

Head: 33 Civil Engineering and Development Department      Subhead (No. & title):

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 :

Has the government assessed whether the area of land being formed currently can meet the need for housing, especially public housing, in the future?

Asked by : Hon. LI Kwok-ying

Reply :

The Government periodically assesses the housing land supply and demand to ensure that the housing demand can be met. In line with the Government's policy to maintain supply of public rental housing for needy applicants, relevant bureaux and departments undertake to ensure adequate supply and timely delivery of suitable sites for development of public housing. In 2007, the Civil Engineering and Development Department will form two hectares of land in relation to the public housing development in Jordan Valley near Choi Wan Road.

Signature \_\_\_\_\_

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

Adrian NG

Post Title Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)055**

**Question Serial No.**

**2053**

Head: 33 Civil Engineering and Development Department      Subhead (No. & title):

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 :

Regarding the indicator "road constructed/widened for development", it is estimated that the roads constructed/widened will be reduced from 16 795 metres in 2006 to 9 164 metres in 2007-08. What are the grounds for the drastic reduction? What are the details of the works? What is the manpower and how much provision is involved?

Asked by : Hon. WONG Kwok-hing

Reply :

The reduction for the 2007 estimate as compared with the actual performance in 2006 for the indicator of "road constructed/widened for development" is mainly due to completion in 2006 of major road works in Yuen Long, Kam Tin and San Tin areas, and a significant portion of road works in Jordan Valley near Choi Wan Road and the Route 9 (Tsuen Wan Section between Shek Wai Kok and Chai Wan Kok) project. We will continue to construct/widen 9 164 metres of roads in 2007 mainly in Sha Tin (Road T3 – Tai Wai Section and Route 8 – Sha Tin Heights Tunnel and Approaches), Pak Shek Kok and the remaining portion of road works in Jordan Valley near Choi Wan Road and Route 9 between Shek Wai Kok and Chai Wan Kok project. For the road works in 2007, a capital expenditure of \$217 million and manpower input of six professional and four technical staff will be involved.

Signature \_\_\_\_\_

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

Adrian NG

Post Title Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_

16.3.2007

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

**Reply Serial No.**

**HPLB(PL)056**

**Question Serial No.**

**1540**

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

Programme:            (2) Mechanical Installations Safety

Controlling Officer:    Director of Electrical and Mechanical Services

Director of Bureau:    Secretary for Housing, Planning and Lands

Question:

Regarding the indicators under this programme, the actual number of inspections of aerial ropeways in 2006 is 225, an increase of 181% (145) over the estimated number of inspections for 2006 (80). Will the Administration explain why the actual number of inspections of aerial ropeways in 2006 is greater than expected and what is the increased expenditure?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

For the aerial ropeways at Ocean Park and the Ngong Ping 360, a total of 80 planned inspections are scheduled per annum. However, during the testing, commissioning and initial operation period of the Ngong Ping 360 in 2006, the Electrical and Mechanical Services Department conducted additional inspections on top of the planned inspections with a view to ensuring the smooth operation of the aerial ropeway. Through these inspections, areas for enhancement have been identified and implemented, and the operation of the Ngong Ping 360 has become stable. The additional inspections were carried out with the Department's existing resources through internal redeployment and no additional staff and resources were required.

Signature \_\_\_\_\_

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

**HO KWONG WAI**

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

**Director of Electrical and Mechanical Services**

Date \_\_\_\_\_

**16 March 2007**

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

**Reply Serial No.**

**HPLB(PL)057**

**Question Serial No.**

**1541**

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

Programme:      (2) Mechanical Installations Safety

Controlling Officer:      Director of Electrical and Mechanical Services

Director of Bureau:      Secretary for Housing, Planning and Lands

Question:

Regarding the indicators under this programme, the estimated number of inspections of aerial ropeways in 2007 is 80, which is the same as the estimated number for 2006. However, the actual number in 2006 was 225. Will the Administration explain why the estimated number of inspections of aerial ropeways in 2007 is the same as that for 2006?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

For the aerial ropeways at Ocean Park and the Ngong Ping 360, a total of 80 planned inspections are scheduled per annum. During the testing, commissioning and initial operation period of Ngong Ping 360 in 2006, the Electrical and Mechanical Services Department (EMSD) conducted additional inspections to ensure the smooth operation of the cable car system. Through these inspections, areas for enhancement have been identified and implemented regarding the operation of the Ngong Ping cable car system. The planned number of inspections for 2007 for the cable car systems in Ocean Park and Ngong Ping is the same as that for 2006. Nevertheless, EMSD will closely monitor the situation and deploy resources for additional inspections through internal redeployment should such a need arises.

Signature \_\_\_\_\_

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

**HO KWONG WAI**

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

**Director of Electrical and Mechanical Services**

Date \_\_\_\_\_

**16 March 2007**

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

**Reply Serial No.**

**HPLB(PL)058**

**Question Serial No.**

**0759**

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

Programme:      (2) Mechanical Installations Safety

Controlling Officer:      Director of Electrical and Mechanical Services

Director of Bureau:      Secretary for Housing, Planning and Lands

Question:

For monitoring the operation and maintenance of the aerial ropeway of the Ngong Ping 360,

- (a) how many staff members of the Electrical and Mechanical Services Department (EMSD) are deployed to perform the relevant duties at present?
- (b) will the EMSD adjust the number of staff deployed to monitor Ngong Ping 360 as its operation is becoming stable? If yes, please provide the number of staff to be added/reduced and the relevant details and the implications on expenditure. Will this involve additional expenditure?

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

The EMSD deploys a team including one engineer and one assistant mechanical inspector to monitor the operation and regulate the safety of aerial ropeways in Hong Kong, including Ngong Ping 360. During the testing, commissioning as well as initial operation periods of Ngong Ping 360, EMSD has deployed additional manpower through internal redeployment to closely monitor the cable car system to ensure its smooth operation. The Department will continue to deploy adequate resources to monitor the operation of the Ngong Ping cable car system in accordance with practical needs. No additional resources will be involved as arrangements will be made through internal redeployment.

Signature \_\_\_\_\_

Name in block letters

HO KWONG WAI

Post Title

Director of Electrical and Mechanical Services

Date

16 March 2007

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

**Reply Serial No.**

**HPLB(PL)059**

**Question Serial No.**

**1537**

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

Programme:            (2) Mechanical Installations Safety

Controlling Officer:    Director of Electrical and Mechanical Services

Director of Bureau:    Secretary for Housing, Planning and Lands

Question:

The Administration will continue to monitor the operation and maintenance of the Ngong Ping 360 in 2007-08. Please advise the headcount and resources deployed by the Electrical and Mechanical Services Department (EMSD) in 2006-07. Will additional resources be required in 2007-08 with a view to enhancing the service quality of Ngong Ping 360? Please advise if there is any improvement measure to enhance its performance. If positive, please provide details of works and associated expenses.

Asked by: Hon. LI Kwok-ying

Reply:

The EMSD deploys a team including one engineer and one assistant mechanical inspector to monitor the operation and regulate the safety of aerial ropeways in Hong Kong, including Ngong Ping 360. During the testing, commissioning as well as initial operation period of Ngong Ping 360, EMSD has deployed additional manpower through internal redeployment to closely monitor the cable car system to ensure its smooth operation. In 2007-08, the Department will continue to deploy adequate resources to monitor the operation of the Ngong Ping cable car system in accordance with practical needs. No additional resources will be involved as arrangements will be made through internal redeployment.

Signature \_\_\_\_\_

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

**HO KWONG WAI**

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

**Director of Electrical and Mechanical Services**

Date \_\_\_\_\_

**16 March 2007**

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

**Reply Serial No.**

**HPLB(PL)060**

**Question Serial No.**

**1538**

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

Programme:            (2) Mechanical Installations Safety

Controlling Officer:    Director of Electrical and Mechanical Services

Director of Bureau:    Secretary for Housing, Planning and Lands

Question:

The Electrical and Mechanical Services Department (EMSD) will step up enforcement actions and publicity efforts to enhance lifts and escalators safety. Please elaborate on details of law enforcement action, publicity, associated manpower and expenses. Would review be conducted to assess the effectiveness of these measures? Is there any plan to further promote public awareness on safe use of lifts and escalators? If affirmative, what are the details?

Asked by: Hon. LEE Kwok-ying

Reply:

The EMSD will take a multi-pronged approach to improve lifts and escalators safety in Hong Kong.

Firstly, inspection and enforcement actions will be stepped up. From 2007-08, five additional mechanical inspector posts will be created in EMSD for this purpose, and this would help to increase the number of surprise checks of lifts and escalators. Surprise check is an effective means to monitor the performance of registered lift and escalator contractors who are responsible for up-keeping lifts and escalators in safe working order. If defects are found during such checks, EMSD will immediately notify the contractors as well as owners for rectification. Disciplinary or prosecution actions may be taken against such contractors.

In addition, a package of publicity activities has been planned to enhance public awareness on the safe use of lifts and escalators, including:

- (i) ambassador visits to elderly centres, youth centres and kindergartens;
- (ii) safety quizzes and seminars for lift and escalator workers;
- (iii) safety campaigns and carnivals;
- (iv) safety talks for the general public and property management firms;
- (v) web sites on safe use of lifts and escalators; and
- (vi) competitions on improvement of safety for lifts and escalators works.

A provision of \$220,000 has been earmarked for implementing the above publicity activities in 2007-08.

EMSD will closely monitor and review the effectiveness of the above measures. In this connection, a survey will be conducted with a view to appraising public awareness on lift and escalator safety.

Signature	_____
Name in block letters	HO KWONG WAI
Post Title	Director of Electrical and Mechanical Services
Date	16 March 2007

[TOP](#)



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

**Reply Serial No.**

**HPLB(PL)061**

Question Serial No.

1607

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: Under the indicators of this Programme, the actual land grants by way of private treaty in 2006 was 55.2 hectares (ha), which marks an increase of 23.2 ha as compared to 32 ha of the 2006 estimate. Will the Administration inform this Committee of the reasons why the area of land granted by way of private treaty exceeded the estimate? Please also list out the sites granted by way of private treaty during the past year.

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The substantial increase in the area of land granted by way of private treaty in 2006 as compared with the original estimate was mainly due to the completion of the land grant of about 32 ha for the Pat Heung Maintenance Centre as part of the West Rail project, which was not envisaged in the original estimate. The list of the sites granted by way of private treaty in 2006 is as follows:

Sites for railway maintenance depot at Pat Heung and various public utilities	33.29 ha
Long Ping Estate (land granted under Tenants Purchase Scheme)	12.16 ha
Sites at Tai Wai for railway-related property development by the Kowloon-Canton Railway Corporation	<u>9.75 ha</u>
	Total: <u>55.20 ha</u>

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

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

**Reply Serial No.**

**HPLB(PL)062**

Question Serial No.

1640

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 indicator of "private treaty grants", the land estimated to be granted in 2007 is 377 hectares (ha), which is about seven times more than the actual figure of 55.2 ha of land granted in 2006. What are the reasons for such a significant increase in the area of land granted? Please list out in a table the land lots and their respective areas to be granted by way of private treaty in 2007.

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The substantial increase in the estimate of the area of land to be granted in 2007 by way of private treaty is primarily due to the grant of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. The breakdown of the proposed land grants in 2007 is as follows:

Type	Area (Ha)
1. Divestment of HA's commercial properties	358.0
2. Sites granted to the Kowloon-Canton Railway Corporation and the Mass Transit Railway Corporation Limited for railway-related property development	10.5
3. Land grants to HA for existing Home Ownership Scheme	2.5
4. Others (e.g. electricity substation, school, etc.)	6.0
Total:	377.0

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)063**

**Question Serial No.**

**0216**

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: The estimated number of lease enforcement cases for 2007 is 1 080, representing an increase of 22% over the actual figure of 883 for 2006. What are the reasons for the increase? What is the amount of additional expenditure involved? Will it require additional manpower? If not, by what means can the estimated target be achieved?

Asked by: Hon. CHEUNG Hok-ming

Reply:

In 2006, lease enforcement actions were taken in 883 cases against an estimate of 1 080. In 2007-08, with the redeployment of additional staff from existing resources to set up a dedicated team on lease enforcement and land control work, the Lands Department will strive to achieve the target of 1 080 cases. This dedicated team comprises 14 staff with an annual salary expenditure of about \$6.1 million.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007 \_\_\_\_\_

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)064**

**Question Serial No.**

**0666**

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 cases of processing indigenous villagers' applications for rent concession, the estimated number of applications in 2007 is 3 000, which marks a decrease of more than 50% as compared to 6 128, i.e. the actual number of applications in 2006. What are the reasons?

Asked by: Hon. CHEUNG Hok-ming

Reply :

The 6 128 cases completed in 2006 included 2 828 individual applications and 3 300 Tso/Tong applications. These Tso/Tong applications have been held up for years because of absentee/deceased Manager(s). Reactivation of these Tso/Tong cases had become possible due to the adoption of a new processing procedure, agreed with the Heung Yee Kuk, from the end of 2005. Under the new procedure, surviving Manager(s) of the Tso/Tong properties would be accepted for the purpose of rent concession. After clearing the backlog of the Tso/Tong cases, it is anticipated that the number of new applications to be received for assessment in 2007 will be about the same as the number of individual applications completed in 2006.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)065**

Question Serial No.

0667

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 estimated that the number of small house cases to be processed in 2007 is 2 300, which marks a decrease of about 12% as compared with 2 614, i.e. the actual number of cases processed in 2006. What are the reasons?

Asked by: Hon. CHEUNG Hok-ming

Reply:

In 2006, through internal redeployment, additional staff were deployed to process the backlog of outstanding applications and the original target for the year was exceeded. Some of these cases will be carried forward to 2007 for further processing in addition to 2 300 new cases.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)066**

Question Serial No.

0668

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: Was there any change in the number of staff of Lands Department responsible for handling small house cases in 2005-06 and 2006-07? What is the average processing time for each case?

Asked by: Hon. CHEUNG Hok-ming

Reply :

Similar to 2004-05, a total of 104 Land Executive and Land Inspector grade officers were deployed to deal with the processing of small house applications in 2005-06. The number of staff for this area of work increased to 121 in 2006-07 through internal redeployment to cope with the increased workload.

Under the new procedures for processing small house applications adopted in mid 2006, the target is to complete a straightforward case within 24 weeks from the date of interview with the applicant. For non-straightforward cases which normally involve local objections or requirements imposed by other regulatory authorities, the processing time will differ between cases. It can take one year and in some complex cases four years.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)067**

Question Serial No.

1909

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 Programme (1) Land Administration, where land disposal is concerned, in 2007, the estimated area of land granted by way of private treaty and the number of flats are 377 hectares (ha) and 13 440 flats respectively, which are much higher than the figures in 2006 (55.2 ha and 8 948 flats). Please provide the statistics of those land grants by categories of their respective land uses. Does the number of flats comprise all residential buildings or does it include some commercial buildings?

Asked by: Hon. CHEUNG Hok-ming

Reply:

The broad categories of land grant made in 2006 and the respective estimated number of residential flats involved are as follows:-

Category	Area (ha)	Flat No.
1. Sites for railway maintenance depot at Pat Heung and various public utilities	33.29	0
2. Long Ping Estate (land granted under Tenants Purchase Scheme)	12.16	0*
3. Sites at Tai Wai for railway-related property development by the Kowloon-Canton Railway Corporation (KCRC)	9.75	4 676
4. Grant of development right pertaining to the site at Area 86, Tseung Kwan O to the Mass Transit Railway Corporation Limited (MTRC) (no additional site area involved)	0.00	4 272
Total:	55.20	8 948

\* Note: Existing public rental housing estate.

The substantial increase in the estimate of the area of land to be granted in 2007 by way of private treaty is primarily due to the grant of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. The breakdown of the proposed land grants in 2007 is as follows:

Category	Area (ha)	Flat No.
1. Divestment of HA's commercial properties	358.0	0 <sup>#</sup>
2. Sites granted to KCRC and MTRC for railway-related property development	10.5	11 810
3. Land grants to HA for existing Home Ownership Scheme	2.5	1 630
4. Others (e.g. electricity substation, school, etc.)	6.0	0
Total:	377.0	13 440

# Note: The Housing Authority's divestment exercise will not generate any supply of residential flats.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)



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

**Reply Serial No.**

**HPLB(PL)068**

**Question Serial No.**

**1910**

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 item of lease variations in Programme (1) Land Administration, the actual number of cases was 101 in 2006 and the number of flats was only 1 116, whereas in 2007, the estimated number of cases is 100, but with the number of flats estimated to be 6 000. Please advise of the land lots, areas, estimated numbers of flats and the premiums involved in the relevant lease variations. Will they involve any major modification of the terms in the land leases? Whether the number of flats comprises all residential buildings or whether it includes some commercial buildings?

Asked by: Hon. CHEUNG Hok-ming

Reply:

The 101 lease variation cases completed in 2006 comprise the following :

- (a) 21 cases of minor technical lease modifications that neither affected flat production nor granting of any additional land. The total amount of land premium involved was \$2.3 million;
- (b) 35 other cases involving a total additional area of 1.14 hectares (ha) and a total of 1 116 flats. The total amount of land premium involved was \$2,212.5 million; and
- (c) 45 cases which were non-commercial or non-residential in nature, accounting for 5.03 ha in area and a total premium of \$2,324.2 million.

The 6 000 flats in 2007 is an estimated figure based on current cases that may be completed in the year. This number bears no direct relation to the number of completed cases in 2006.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

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

**Reply Serial No.**

**HPLB(PL)069**

Question Serial No.

1911

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 under Programme (1) Land Administration, the estimated land area required for Rural Planning and Improvement Strategy/Village Improvement for 2007 is 0.52 hectares (ha), a decrease by 2/3 as compared to the actual land area of 1.56 ha for 2006. Please explain the reasons. In 2007, will there be the case that in some areas where there is a pressing need for improvement works, the issue of land acquisition makes it impossible to implement the works?

Asked by: Hon. CHEUNG Hok-ming

Reply:

Rural Planning and Improvement Strategy/Village Improvement projects are planned and implemented by the Home Affairs Department to meet district needs. The decrease is due to the reduction in the amount of private land required to be resumed for projects to be implemented in 2007.

The projects implemented in 2006 involved the resumption of 56 private agricultural lots with a total area of 1.56 ha. The projects planned for implementation in 2007, requiring land resumption, are mainly for provision, improvement and upgrading of access roads to villages in Tai Po district involving the resumption of 27 private agricultural lots with a total area of 0.52 ha.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

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

**Reply Serial No.**

**HPLB(PL)070**

Question Serial No.

1912

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 squatter control and clearance under Programme (1) Land Administration, the actual number of surveyed structures inspected in 2006 was 200 908. How many of these structures were in the rural areas of the New Territories, and what were the main types of structures? How many of these structures were in the urban areas in Hong Kong, Kowloon and new towns in the New Territories, and what were the main types of structures? What actions will be taken against these structures?

Asked by: Hon. CHEUNG Hok-ming

Reply :

The 200 908 surveyed structures inspected in 2006 included 187 684 structures in the rural areas of the New Territories, and 13 224 structures in the urban areas in Hong Kong, Kowloon and the new towns in the New Territories. Squatter structures in the rural areas of the New Territories were mainly non-domestic structures whilst those in the urban areas in Hong Kong, Kowloon and the new towns in the New Territories were mostly domestic structures. These structures were covered by Government's survey in 1982 and given 'tolerated' status until they are required to be cleared for government development projects, environmental improvement projects or safety reasons.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)071**

**Question Serial No.**

**1930**

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 by the Lands Department that the total acquisition/clearance costs in 2007 will be \$1,061.8 million, which marks a seven-fold increase as compared with \$151.4 million in 2006. What are the reasons? As this sum of money covers the payment of redemption money for land exchange entitlements and interest, please inform this Committee of the details.

Asked by: Hon. CHEUNG Hok-ming

Reply:

The increase in the 2007 estimate for total acquisition/clearance costs is mainly due to the deferment of a number of Public Works Programme projects from 2006 to 2007.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)072**

**Question Serial No.**

**0671**

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: At present, prior approval must be sought from Lands Department for felling or transplantation of trees in government or private land. In this regard, how much did the Government spend in this area of work in 2004, 2005 and 2006 respectively? How many applications for tree-felling or transplantation were received and how many trees were so involved in each of the above three years? How many of the applications received involved government land and private land respectively? How many of these applications were approved and rejected respectively? How many trees were involved in the approved and rejected cases respectively? What is the estimated expenditure in this respect, as well as the estimated number of applications for tree-felling or transplantation, in 2007-08?

Asked by: Hon. CHOY So-yuk

Reply:

Prior approval from Lands Department (Lands D) for tree-felling or transplanting on private land is only required for those leases which contain a 'tree preservation' clause. As for government projects, Lands D is one of the approving authorities.

The expenditure incurred by Lands D in processing applications for tree-felling/transplanting comprises mainly staff expenditure and overheads, and the amount per application is about \$5,000. The total number of applications received in 2003-04, 2004-05 and 2005-06 were 146, 159 and 227 respectively and hence the respective expenditure was calculated to be about \$730,000, \$795,000 and \$1,135,000.

The requested information is set out in the table below. A total of 273 applications were received up to end-February 2007 and on this basis the estimated expenditure for 2006-07 is \$1,365,000.

For the financial year 2007-08, the number of applications involving private projects is likely to increase in view of the increasing public awareness of tree preservation. It is estimated that 350 applications will be received covering both the private and public projects, and the estimated expenditure is \$1,750,000.

## Statistics of tree-felling/transplanting applications

### (A) Applications (private projects)

Description		Private projects			
		2003-04	2004-05	2005-06	2006-07*
No. of applications received	Approved	59	54	81	139
	Rejected	6	1	5	11
	Total	65	55	86	150
No. of trees involved	Approved	3 311	1 717	2 581	3 545
	Rejected	246	13	173	1,376
	Total	3 557	1 730	2 754	4 921

### (B) Applications (public projects)

Description		Public projects			
		2003-04	2004-05	2005-06	2006-07*
No. of applications received	Approved	81	95	133	120
	Rejected	0	9	8	3
	Total	81	104	141	123
No. of trees involved	Approved	18 428	3 928	3 359	3 131
	Rejected	0	58	8	115
	Total	18 428	3 986	3 367	3 246

\* Based on the latest available information up to end-February 2007.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)073**

**Question Serial No.**

**1608**

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 indicator of "private treaty grants", in 2005 the area of actual land grants was 242.12 hectares (ha) involving 4 624 flats. In 2006, the area of actual land grants was only 55.2 ha, but the number of flats involved reached 8 948. Why? Was it attributed to land being granted for high-density development? In 2007, it is estimated that 377 ha of land (involving 13 440 flats) will be granted. Please explain the reasons for the possible increase of the area of land to be granted.

Asked by: Hon. HO Chun-yan, Albert

Reply:

In 2005, the bulk of the 242.12 ha of land granted by way of private treaty was attributable to the grant of about 214 ha of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. These grants did not generate any supply of residential flats. The 4 624 flats were attributable to land grants made to the Mass Transit Railway Corporation Limited (MTRC) and the Kowloon-Canton Railway Corporation (KCRC) in that year.

In 2006, we did not execute any land grant for HA's divestment purpose and therefore the area of land granted in 2006 was much smaller than that in 2005. The 8 948 flats were attributable to land grants made to MTRC and KCRC in that year.

The substantial increase in the estimate of the area of land to be granted in 2007 by way of private treaty is primarily due to the grant of land occupied by existing public housing estates to facilitate the HA's divestment of commercial properties. A total of 41 sites involving about 358 ha would be granted in 2007 for this purpose. These grants would not generate any supply of residential flats. The 13 440 flats will mainly come from the proposed land grants to be made to MTRC and KCRC for railway-related property development projects.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

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

**Reply Serial No.**

**HPLB(PL)074**

**Question Serial No.**

**1277**

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 advise the details of the 21 newly created posts under this Programme, including the reasons for the creation, the duties, the ranks and the related expenditure.

Asked by: Hon. KWOK Ka-ki

Reply:

The 21 proposed posts under Programme (1) are non-directorate posts. Details of these posts are as follows:-

Reasons for creation / Responsibilities

Number and Rank of Posts

To deal with the land-related work arising from the tendering of the proposed cruise terminal and related land development at Kai Tak.

1 Estate Surveyor  
1 Survey Officer

To implement the slope maintenance programme in view of the increasing workload. The number of slopes maintained by the Department has increased from 5 600 in 1998 (when the Department first set up the Slope Maintenance Section) to 17 500 in 2006 and is expected to increase at a rate of 300 to 500 per year.

2 Assistant Inspectors of Works  
14 Works Supervisors II

To deal with the administrative and accounting work in the Railway Development Section.

1 Senior Executive Officer  
1 Accounting Officer I

To examine the feasibility of outsourcing more land management work including Short Term Tenancy management aiming at improving service delivery.

1 Senior Estate Surveyor

The annual salary provision for these posts is about \$6 million.



Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)075**

Question Serial No.

2692

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: In response to the case of "Short Term Tenancy at Kwun Yam Shan", the Department put forward a series of recommendations for improvement to the Panel on Planning, Lands and Works of the Legislative Council in September 2006. Please advise:

- 1) the financial implication of implementating the relevant measures in 2006-07, the number of staff involved and their posts, and the effectiveness of the measures so far; and
- 2) any additional resources allocated by the Department to implement the above improvement measures in 2007-08, the amount involved, the number of staff involved and their posts, as well as their work target.

Asked by: Hon. KWOK Ka-ki

Reply:

- 1) Most of the measures of improving the management of short term tenancies have been implemented by re-deploying existing staff in the District Lands Offices and re-prioritising their work. It is too early to gauge the result of the improvement measures, especially when some of these measures are targetted at new tenancies. We will keep the effectiveness of the measures in view and seek to improve our work as necessary.
- 2) Lands D is considering the feasibility of outsourcing some or all of the short term tenancy management work. A new Senior Estate Surveyor post will be created in 2007-08 to examine and formulate a detailed action plan covering the management of outsourced contracts if implemented.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)076**

Question Serial No.

1002

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 area of land estimated to be granted by way of private treaty in 2007 will increase significantly by nearly seven times as compared to the actual land granted in 2006. Why?

Asked by: Hon. LAU Wong-fat

Reply:

The substantial increase in the estimate of the area of land to be granted in 2007 by way of private treaty is primarily due to the grant of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority's divestment of commercial properties. A total of 41 sites involving about 358 hectares would be granted in 2007 for this purpose.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)077**

**Question Serial No.**

**0572**

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: With respect to squatter control and clearance, 338 unauthorised structures were demolished in 2006, marking a decrease of about 30% as compared to 489 in 2005. In 2006, the number of cases under freezing action and the number of structures cleared in programmed squatter clearances or emergency clearances also mark a decrease of about 40% as compared to the respective figures in 2005. What are the reasons for the decreases? At present, how many vacant squatter structures have not yet been demolished? How much provision will be reserved by the Lands Department for the clearance of such vacant squatter structures and when will this clearance be fully completed?

Asked by: Hon LEE Wing-tat

Reply :

The drop in the number of unauthorized structures demolished in 2006 when compared with that in 2005 was mainly due to strengthened patrol work and effective prevention of squatting activities by the Lands Department (Lands D) after taking over the squatter control duties for the whole territory from the Housing Department (HD) with effect from 1 April 2006.

When squatters' applications for public rental housing are accepted by HD, the Squatter Control Unit of Lands D will conduct a freezing survey of the squatter structures concerned and take over these structures as soon as the squatters move out. The decrease of Lands D's cases under freezing action in 2006 tallied with the same decrease in the number of cases referred to Lands D by HD.

The number of structures cleared in programmed squatter clearances and emergency clearances in 2006 marked a decrease of about 40% as compared to the respective figures in 2005. This was mainly because fewer natural disasters occurred during the year, and some major clearance programmes were postponed or rescheduled at the request of the client departments.

At present, there are approximately 900 vacant squatter structures due for demolition. However, most of them are structurally linked up with other occupied structures and cannot be demolished for safety reasons. All these vacant structures are boarded up upon taking over to prevent trespassing. Demolition of these structures depends on how soon the connected structures will be vacated. Resources will be made available for this purpose in 2007-08.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)078**

**Question Serial No.**

**2426**

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 2007-08, the Administration will prepare the tender document for the proposed development of the cruise terminal project and dispose of the land at the former Kai Tak Airport site. Please inform this Committee of:

- (a) the estimated expenditure for the preparation of the tender document and the projected progress of work; and
- (b) the estimated expenditure for the preparation of land disposal and also the projected progress of work.

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

- (a) The estimated expenditure to be incurred by the Lands Department (Lands D) in 2007-08 for the preparation of the tender document is \$1.37 million. This includes salaries of extra staff appointed for the Kai Tak Development including the cruise terminal project, expenses for the printing of the tender document, etc. Drafting of the tender document in consultation with all the concerned departments is proceeding on schedule. The tender document will be ready in time for the tender invitation which is scheduled for the fourth quarter of 2007.
- (b) The estimated expenditure to be incurred by Lands D in 2007-08 for the preparation of the land disposal by tender is \$0.12 million. This covers mainly advertising expenses. According to the current disposal programme, tenders will be invited in the fourth quarter of 2007 upon obtaining approval of the draft Kai Tak Outline Zoning Plan. Invitation for tenders will be closed in the first quarter of 2008 upon completion of the necessary statutory procedures under relevant Ordinances with tender award scheduled for the second quarter of 2008.

Signature \_\_\_\_\_

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

PATRICK L C LAU

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

Director of Lands

Date \_\_\_\_\_

15 March 2007

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

**Reply Serial No.**

**HPLB(PL)079**

**Question Serial No.**

**1609**

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 2007-08, the Lands Department is prepared to establish a new management services team (MST). In this regard, please inform this Committee of:

- (a) the functions and scope of work of the MST; and
- (b) the number of staff and new recruits to work for the team, with a breakdown by rank.

Asked by: Hon. LI Fung-ying

Reply:

- (a) The management services team (MST) has the overall objective to ensure that, in respect of land administration, actions being or have been taken are in full compliance with the guidelines, procedures and prescribed timeframe that have been set out in any departmental instructions. At the organisational level, the MST will identify areas within the existing operating systems where changes should be made to enhance efficiency and effectiveness. The MST will initially focus on work relating to land control, lease enforcement, and management of short-term tenancies. Consideration will be given to expanding its scope of work in the light of the operational experience gained.
- (b) The MST, under the supervision of a directorate officer, will comprise four non-directorate posts including one Senior Estate Surveyor, one Senior Survey Officer (Estate), one Chief Land Executive and one Senior Land Executive. These are posts in the promotion ranks and will be filled by existing staff.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007 \_\_\_\_\_

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)080**

Question Serial No.

1610

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 21 posts to be created in 2007-08 by rank and section.

Asked by: Hon. LI Fung-ying

Reply:

The 21 proposed posts for 2007-08 under Programme (1) are non-directorate posts in the Lands Administration Office. Details of these posts are as follows:-

<u>Section</u>	<u>Number and Rank of Posts</u>
District Lands Office/Kowloon East	1 Estate Surveyor 1 Survey Officer
Slope Maintenance Section	2 Assistant Inspectors of Works 14 Works Supervisors II
Railway Development Section	1 Senior Executive Officer 1 Accounting Officer I
Lands Administration Office Headquarters	1 Senior Estate Surveyor

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)



Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)081**

Question Serial No.

1611

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 number of Land Inspectors in the establishment for 2007-08 and the number of those who will retire in the coming three years.

Asked by: Hon. LI Fung-ying

Reply:

The projected establishment of the Land Inspector grade for 2007-08 is 552. There will be 43 officers reaching their normal retirement age in the coming three financial years.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)082**

**Question Serial No.**

**0669**

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 2006, the Government cleared up 898 sites under its charge in order to prevent the spread of dengue fever and Japanese encephalitis. Please list out the number of cases of the clearing work and the expenditure involved by district. How much resources and manpower will be reserved for 2007-08 to prevent the spread of dengue fever and Japanese encephalitis?

Asked by: Hon. LI Kwok-ying

Reply:

The Lands Department, as part of the Administration's effort to eliminate the breeding grounds for mosquitoes to prevent the spread of dengue fever and Japanese encephalitis, cleared up 898 sites under its charge in 2006. The number of sites and the expenditure involved broken down by district are shown below :

<u>District</u>	<u>No. of sites</u>	<u>Expenditure (\$'000)</u>
Central & Western	4	60
Eastern	17	100
Islands	116	510
Kowloon City	10	90
Kwai Tsing	61	170
Kwun Tong	29	250
North	74	500
Sai Kung	110	555
Sha Tin	98	512
Sham Shui Po	19	180
Southern	25	413
Tai Po	65	625
Tsuen Wan	24	80
Tuen Mun	48	540
Wan Chai	16	80
Wong Tai Sin	38	330
Yau Tsim Mong	18	170
Yuen Long	<u>126</u>	<u>1,050</u>
Total :	<u>898</u>	<u>6,215</u>

The work was carried out by the Department's term contractors under supervision of the existing staff in the District Lands Offices. For 2007-08, about 130 staff will be engaged in all aspects of land control and management work including the prevention of dengue fever and Japanese encephalitis. An amount of \$7.5 million will be reserved for the clearing work.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)083**

**Question Serial No.**

**0670**

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 indicator of "private treaty grants", 55.2 hectares (ha) of land was granted in 2006, much less than the 242.12 ha in 2005. However, the land estimated to be granted in 2007 will increase significantly to 377 ha. Why? How many sites were involved in the 2006 land grants? Please list out the locations of such sites. What is the basis on which 377 ha of land is expected to be granted in 2007? How probably would the property market be affected?

Asked by: Hon. LI Kwok-ying

Reply:

In 2005, the bulk of the 242.12 ha of land granted by way of private treaty was attributable to the grant of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. A total of about 214 ha of land was granted for this purpose. In 2006, no land grant was executed for this purpose.

Details of the ten sites covered by land grants made by private treaty in 2006 are as follows:

Sites for railway maintenance depot at Pat Heung and various public utilities	33.29 ha
Long Ping Estate (land granted under Tenants Purchase Scheme)	12.16 ha
Sites at Tai Wai for railway-related property development by the Kowloon-Canton Railway Corporation (KCRC)	9.75 ha

---

Total : 55.20 ha

The substantial increase in the estimate of the area of land to be granted in 2007 by way of private treaty is primarily due to the grant of land occupied by existing public housing estates to facilitate the HA's divestment of commercial properties. A total of 41 sites involving about 358 ha would be granted in 2007 for this purpose. As sites granted to the HA for divestment will not generate any supply of residential flats, such grants will not have any impact on the residential property market. The other land grants of about 10.5 ha in 2007 to the Mass Transit Railway Corporation Limited and KCRC are for railway-related property development projects and these should contribute to the Administration's policy of maintaining a steady supply of private housing.

Signature	_____
Name in block letters	<u>PATRICK L C LAU</u>
Post Title	<u>Director of Lands</u>
Date	<u>15 March 2007</u>

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)084**

**Question Serial No.**

**1874**

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 2007-08, the Administration will continue to explore measures to further streamline and expedite the processing of lease modifications, land exchanges and premium assessment. Please advise us of the latest progress and effectiveness in this area of work. What further plans has the Administration devised to expedite the work? What are the specific measures? What are the amounts of manpower and expenditure involved?

Asked by: Hon. LI Kwok-ying

Reply:

The Pre-construction Task Force established under the Business Facilitation Advisory Committee has commissioned a consultancy study to review the processing of lease modification and land exchange applications and to identify measures to shorten the overall processing time. The study was completed in February 2007. The Department will give detailed consideration to the recommended measures and take forward those that are capable of implementation in the near future with the existing resources. These include:

- (a) promoting closer collaboration among departments involved in the processing of lease modification and land exchange transactions. This includes the reduction in response time from four to three weeks when being consulted by the Lands Department (Lands D) on the proposal received from applicants and the handling of enquiries from the applicants prior to the submission of formal applications to Lands D;
- (b) issuing a checklist of the essential information required to be submitted along with the lease modifications or land exchange applications. This includes the drawing up of a standard Application Form to facilitate the applicants;
- (c) informing the applicant, after the lapse of four months from the receipt of a valid application, of the outstanding issues that need to be resolved either by the applicant himself or amongst departments concerned if the case is not yet ready for referral to the inter-departmental District Lands Conference chaired by Lands D to consider the application; and

- (d) enhancing the monitoring of progress made in respect of each application under processing.

We intend to complete the required actions on the above four items by mid-April 2007. Consideration is also being given to two other recommended measures, namely, the setting up of dedicated processing teams in District Lands Offices and centralising the premium assessment work at Lands D Headquarters. However, as these would involve radical changes to the organisational structure and work procedures with resource implications, we need to assess the full implications of these recommended measures before taking any decision on the way forward. We are therefore not in a position at present to offer an accurate estimate of the manpower and expenditure involved for the full-scale implementation of the recommended measures in the above study.

Signature	_____
Name in block letters	<u>PATRICK L C LAU</u>
Post Title	<u>Director of Lands</u>
Date	<u>15 March 2007</u>

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)085**

**Question Serial No.**

**1908**

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 Administration is prepared to establish a new management services team in 2007-08 to ensure compliance with performance standards for enhancement of service quality. What will be the scope of work, the staff establishment, the salary provision and the anticipated effectiveness of the team?

Asked by: Hon. LI Kwok-ying

Reply:

Details of the new management services team (MST) are as follows:

(i) Scope of work

The MST will initially focus on work relating to land control, lease enforcement, and management of short-term tenancies. Consideration will be given to expanding its scope of work in the light of the operational experience gained.

(ii) Staff establishment

The MST will initially comprise four non-directorate posts.

(iii) Salary provision

The estimated annual salary provision of the four non-directorate posts is \$2.7million.

(iv) Anticipated effectiveness

The MST has the overall objective to ensure that, in respect of land administration, actions being or have been taken are in full compliance with the guidelines, procedures and prescribed timeframe that have been set out in any departmental instructions. At the organisational level, the MST will identify areas within the existing operating systems where changes should be made to enhance efficiency and effectiveness.



Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)086**

Question Serial No.

2409

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 2007-08, the Lands Department is prepared to establish a new management services team to ensure compliance with performance standards. What will be the manpower and expenditure involved? What is the scope of work of the team?

Asked by: Hon. LI Kwok-ying

Reply:

The new management services team (MST), to work under the supervision of a directorate officer of the Department, will comprise four non-directorate posts. The estimated annual salary expenditure involved is \$2.7 million. This will be absorbed by the existing resources of the Department. The MST will initially focus on work relating to land control, lease enforcement, and management of short-term tenancies. Consideration will be given to expanding its scope of work in the light of the operational experience gained.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)087**

Question Serial No.

2410

Head: 91 Lands Department

Subhead (No. & title): 700 General non-recurrent

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: Regarding item 519 – SIMAR studies to identify the responsible parties for maintenance of registered man-made slopes, what is the progress of the study? When is it expected to be completed?

Asked by: Hon. LI Kwok-ying

Reply:

The consultancy study awarded in February 2005 to systematically identify the responsible parties for maintenance of 7 600 registered man-made slopes is near completion and is expected to be completed in mid-2007.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)088**

Question Serial No.

1130

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 indicator of "Public Works Programme projects", the estimate of land acquisition in 2007 increases drastically by nearly three folds as compared with 2006. Why?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The increase in the 2007 estimate for private land to be resumed for Public Works Programme (PWP) projects is due to the planned implementation of 18 PWP projects involving the resumption of 18 hectares (ha) of private land mainly for implementation of site formation and servicing, drainage improvement including ancillary road works, and sewerage projects in Islands, North, Sai Kung, Sha Tin, Tai Po, Yuen Long, Tuen Mun, Tsuen Wan and Kwai Tsing districts. In 2006, ten PWP projects were implemented involving the resumption of 6.69 ha of private land.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)089**

Question Serial No.

1131

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 indicator of "private treaty grants", it is estimated that 377 hectares (ha) of land will be granted in 2007, much more than the actual area of 55.2 ha granted in 2006. Why?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The substantial increase in the estimate of the area of land to be granted in 2007 by way of private treaty is primarily due to the grant of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority's divestment of commercial properties. A total of 41 sites involving about 358 ha would be granted in 2007 for this purpose.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)090**

**Question Serial No.**

**1133**

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 Department is prepared to establish a new management services team in 2007-08 to ensure compliance with performance standards for enhancement of service quality. As such, please provide the details of the functions of the team.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The new management services team (MST) has the overall objective to ensure that, in respect of land administration, actions being or have been taken are in full compliance with the guidelines, procedures and prescribed timeframe that have been set out in any departmental instructions. At the organisational level, the MST will identify areas within the existing operating systems where changes should be made to enhance efficiency and effectiveness. The MST will initially focus on work relating to land control, lease enforcement, and management of short-term tenancies. Consideration will be given to expanding its scope of work in the light of the operational experience gained.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)091**

**Question Serial No.**

**1134**

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 2007-08, the Administration will continue to explore measures to further streamline and expedite the processing of lease modifications, land exchanges and premium assessment. Has the Department set any specific target in this regard? If yes, what are the details? If no, what is the reason?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Pre-construction Task Force established under the Business Facilitation Advisory Committee has commissioned a consultancy study to review the processing of lease modification and land exchange applications and to identify measures to shorten the overall processing time. The study was completed in February 2007. The Department will give detailed consideration to the recommended measures and take forward those that are capable of implementation in the near future with the existing resources. These include:

- (a) promoting closer collaboration among departments involved in the processing of lease modification and land exchange transactions. This includes the reduction in response time from four to three weeks when being consulted by the Lands Department (Lands D) on the proposals received from applicants and the handling of enquiries from the applicants prior to the submission of formal applications to Lands D;
- (b) issuing a checklist of the essential information required to be submitted along with the lease modification or land exchange applications. This includes the drawing up of a standard Application Form to facilitate the applicants;
- (c) informing the applicant, after the lapse of four months from the receipt of a valid application, of the outstanding issues that need to be resolved either by the applicant himself or amongst departments concerned if the case is not yet ready for referral to the inter-departmental District Lands Conference chaired by Lands D to consider the application; and

- (d) enhancing the monitoring of progress made in respect of each application under processing.

We intend to complete the required actions on the above four items by mid-April 2007. Consideration is also being given to two other recommended measures, namely, the setting up of dedicated processing teams in District Lands Offices and centralising the premium assessment work at Lands D Headquarters. However, as these would involve radical changes to the organisational structure and work procedures with resource implications, we need to assess the full implications of these recommended measures before taking any decision on the way forward.

Signature	_____
Name in block letters	<u>PATRICK L C LAU</u>
Post Title	<u>Director of Lands</u>
Date	<u>15 March 2007</u>

[TOP](#)



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

**Reply Serial No.**

**HPLB(PL)092**

**Question Serial No.**

**1649**

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 the salary involved and the reasons for creating the 21 posts.

Asked by: Hon. TAM Heung-man

Reply:

The 21 proposed posts under Programme (1) are non-directorate posts. Details of these posts are as follows-

<u>Reasons for creation</u>	<u>Number and Rank of Posts</u>	<u>Notional Annual Mid-point Salary of the Post</u>
To deal with the land-related work arising from the tendering of the proposed cruise terminal and related land development at Kai Tak.	1 Estate Surveyor	\$594,420
	1 Survey Officer	\$170,160
To implement the slope maintenance programme in view of the increasing workload. The number of slopes maintained by the Department has increased from 5 600 in 1998 (when the Department first set up the Slope Maintenance Section) to 17 500 in 2006 and is expected to increase at a rate of 300 to 500 per year.	2 Assistant Inspectors of Works	\$262,800
	14 Works Supervisors II	\$182,580
To deal with the administrative and accounting work in the Railway Development Section.	1 Senior Executive Officer	\$681,180
	1 Accounting Officer I	\$481,020
To examine the feasibility of outsourcing more land management work including Short Term Tenancy management aiming at improving service delivery.	1 Senior Estate Surveyor	\$929,220

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)093**

Question Serial No.

2641

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 revised estimate for 2006-07 (\$1,099 million) shows a decrease against the original estimate (\$1,178 million). Why is the estimate for 2007-08 (\$1,197 million) set at a level similar to the original estimate for 2006-07?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The estimate of \$1,197.5 million for 2007-08 is \$98.5 million higher than the revised estimate of \$1,099.0 million for 2006-07. The increase is mainly to cater for salary increments for existing staff, full-year effect of vacancies filled in 2006-07, creation of 21 posts for strengthening support for land administration work as well as maintenance of man-made slopes on unallocated and unleased government land, and increased operating expenses primarily for repair and maintenance works for the buildings or units therein held by the Administration and supporting development of railway projects.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_ 15 March 2007 \_\_\_\_\_

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)094**

Question Serial No.

1627

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: The revised estimate for 2006-07 (\$45 million) shows a decrease against the original estimate (\$50 million). Why is the estimate for 2007-08 (\$51 million) set at a level similar to the original estimate for 2006-07?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The estimate of \$51.6 million for 2007-08 is \$6.4 million higher than the revised estimate of \$45.2 million for 2006-07. The increase is mainly to cater for salary increments for existing staff and creation of four posts primarily for strengthening support for the land administration work in relation to Programme (1) Land Administration.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)095**

Question Serial No.

2672

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: It is indicated under Programme (1) that there is an increase of 9% in the estimate for 2007-08 over the revised estimate for 2006-07. However, under Programme (3), it is indicated that part of the increase of the 14.2% in its estimate is "due to creation of four posts primarily for strengthening support for the land administration work in relation to Programme (1)". What is the actual increase in expenditure for Programme (1), taking into account the related increase under Programme (3)?

Asked by: Hon. TIEN Pei-chun, James

Reply:

Under Programme (1), the increase in the estimate for 2007-08 over the revised estimate for 2006-07 is \$98.5 million. Under Programme (3), the Legal Advisory and Conveyancing Office provides professional legal services, among others, within the Department in relation to Programme (1) for the issue, renewal and variation of government leases as well as the drafting and execution of conditions of sale (by auction or tender), grant and exchange, etc. Out of the four posts to be created in 2007-08 under Programme (3), three are related to the land administration work under Programme (1) and the expenditure amount involved is estimated to be \$1.4 million. Taking this into account, the total increase in the provision for 2007-08 under Programmes (1) and (3) for the land administration work is thus about \$99.9 million.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

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

**Reply Serial No.**

**HPLB(PL)096**

Question Serial No.

1875

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: Under the "Matters Requiring Special Attention in 2007-08", there is an item about the establishment of a new management services team to ensure compliance with performance standards for enhancement of service quality. However, as revealed in the targets under the Programme concerned, the performance of the Department was not unsatisfactory. Please inform this Committee of:

- (a) the rationale for the establishment of a new management services team;
- (b) the additional expenditure required for the establishment of this new team;
- (c) any increase or decrease in the number of staff of Lands Department with the establishment of the new team; and
- (d) the aspects in which the new team is expected to enhance the performance standards and service quality of the Department.

Asked by: Hon. WONG Kwok-hing

Reply:

- (a) The setting up of the new management services team (MST) in the Lands Department is in response to the recommendations made by the Public Accounts Committee of the Legislative Council, the Ombudsman, and the Independent Commission Against Corruption to ensure compliance with the guidelines, procedures and prescribed timeframe set out in any departmental instructions.
- (b) & (c) The MST will comprise four non-directorate posts at an estimated annual salary expenditure of \$2.7 million. This will be absorbed by the existing resources of the Department.

- (d) The MST has the overall objective to ensure that, in respect of land administration, actions being or have been taken are in full compliance with the guidelines, procedures and prescribed timeframe that have been set out in any departmental instructions. At the organisational level, the MST will identify areas within the existing operating systems where changes should be made to enhance efficiency and effectiveness. The MST will initially focus on work relating to land control, lease enforcement, and management of short-term tenancies. Consideration will be given to expanding its scope of work in the light of the operational experience gained.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)097**

Question Serial No.

1876

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: Under the indicators of this Programme, the total area of land granted through private treaty in 2007 is estimated to be 377 hectares (ha), representing an increase of 242.12 ha in 2005 and 55.2 ha in 2006. What are the reasons?

Asked by: Hon. WONG Kwok-hing

Reply:

The substantial increase in the estimate of the area of land to be granted in 2007 by way of private treaty is primarily due to the grant of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. About 358 hectares (ha) would be granted in 2007 for this purpose. By comparison, the land granted under HA's divestment exercise totalled about 214 ha in 2005. In 2006, we did not execute any land grant for this purpose.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)



Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)098**

**Question Serial No.**

**1877**

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 number of cases of land disposal by way of private treaty grants in 2005 and 2006, and the estimated number of cases in 2007.

Asked by: Hon. WONG Kwok-hing

Reply:

The numbers of private treaty grants in 2005 (actual), 2006 (actual) and 2007 (estimate) are shown in the tables below-

**2005**

<b>Type</b>	<b>No.</b>
1. Land grants to the Hong Kong Housing Authority (HA) for existing Home Ownership Scheme (HOS) and Tenant Purchase Scheme (TPS)	3
2. Divestment of HA's commercial properties	23
3. Site granted to the Kowloon-Canton Railway Corporation (KCRC) for property development	1
4. Others (e.g. electricity substation, school, etc.)	9
Total:	36

**2006**

<b>Type</b>	<b>No.</b>
1. Public utilities sites and railway maintenance depot in Pat Heung	7
2. Land grant to HA under TPS	1
3. Sites granted to KCRC for property development	2
Total:	10

2007

<b>Type</b>	<b>Estimated No.</b>
1. Divestment of HA's commercial properties	41
2. Sites granted to KCRC and the Mass Transit Railway Corporation Limited for property development	3
3. Land grants to HA for existing HOS	3
4. Others (e.g. electricity substation, school, etc.)	15
Total:	62

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)099**

Question Serial No.

1517

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 : For the indicator on objections/representations to statutory plans processed, the estimated number for 2007 is 1910, representing an increase of more than five-fold over the actual number of 340 for 2006. Please account for the huge increase in the number of cases.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

With the commencement in mid 2005 of the Town Planning (Amendment) Ordinance 2004 providing for more and bigger scope for public participation and growing public awareness in the importance of planning, there has been a substantial increase of views and representations made to the Town Planning Board. We expect this trend to continue.

In 2007, we will be completing the planning work for developments at Kai Tak, Wanchai Development Phase II and several major URA schemes which are of territorial significance and are likely to attract wide community interest.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)100**

**Question Serial No.**

**1648**

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 : During 2007–08, the administration will follow up on the “Hong Kong 2030: Planning Vision and Strategy Study”, which will provide a framework for guiding the physical development of Hong Kong up to the year 2030. Please advise this Committee on the details, progress and expenses involved concerning this study.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

We are now at the final stage of the Hong Kong 2030 Study (the Study) for formulating a planning strategy to guide future development of Hong Kong in a most sustainable manner, and to ensure that the social, economic, environmental needs of the community are well balanced, for both the present and future generations. We expect that the Study could be completed later this year.

Consultants have been engaged to join the existing staff in the Planning Department in carrying out the Study, and it is estimated that about \$2 million will be incurred in 2007-08 for the consultancy service.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Ava S. Y. NG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 16 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)101**

**Question Serial No.**

**0821**

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 :

Under the "Matters Requiring Special Attention in 2007-08", it is stated that the Planning Department will manage the Feasibility Study on Urban Climatic Map and Standards for Wind Environment. Please advise on the following:

- (a) the future applications, the present progress and the expected completion date of the study;
- (b) the expected progress of and the estimated expenditure involved in the study in 2007-08; and
- (c) whether the results of the study will be adopted as planning guidelines for the development of new buildings in future, similar to the incorporation of the guidelines on air ventilation assessment in the Hong Kong Planning Standards and Guidelines. If yes, will the Administration require the developers, when launching construction projects, to comply with the guidelines set out in the study to avoid the "screen" effect?

Asked by : Hon. CHAN Yuen-han

Reply :

- (a) The "Urban Climatic Map and Standards for Wind Environment – Feasibility Study" (the Study) aims to prepare an urban climatic map for Hong Kong in which climatically sensitive areas are identified from a wind environment perspective. The Study would provide a scientific and objective basis for the formulation of air ventilation standards for plan making and the assessment of the impact of major developments and planning proposals on the local wind environment. The Study is now at the data collection and analysis stage, and is expected to be completed by end 2009.

- (b) The consultants are developing the methodology for drawing up an urban climatic map for Hong Kong. The draft Urban Climatic Map would be ready around late 2007 for public consultation. The feasibility of formulating a set of air ventilation benchmarking standards will be examined towards the end of 2007-08. The estimated expenditure of the Study in 2007-08 is \$2.97 million.
- (c) We will consider the application of the findings of the Study upon the completion of the Study. We believe that the Study would provide input to future refinement of the air ventilation assessment (AVA) system and the Urban Design Guidelines under the Hong Kong Planning Standards and Guidelines.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)102**

**Question Serial No.**

**0822**

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 2007-08 that the Administration will review the planning framework and infrastructural requirements for Wan Chai Development Phase II (WDII) and refine the urban design framework for Central Reclamation. Please inform this Committee of the following:

1. Will public consultation and public-engagement activities be held for these two projects? If yes, what are the scheduled activities and estimated expenditure?
2. The planning of the Central Reclamation Area and the Wan Chai Development has given rise to a lot of arguments in the community, and the public, being deeply dissatisfied with the projects, have requested for a new round of more comprehensive planning and consultation exercise. Will the Administration accede to the public's request? Will the estimated expenditure be sufficient for the re-launching of a more comprehensive planning and consultation exercise?

Asked by : Hon. CHAN Yuen-han

Reply :

The Government commenced the WDII Review in early 2004 in light of the Court of Final Appeal Judgement on reclamation within the harbour. Together with the Harbour-front Enhancement Committee (HEC), extensive public consultation and engagement activities have been carried out. They included a series of public forums, focus group discussion and the undertaking of road-side and telephone surveys, etc. The four District Councils were fully consulted and intensive discussions were held with professional institutions and all stakeholders. Having conducted extensive public consultation and engagement, we are working on the preparation of Recommended Outline Development Plan with a view to submitting amendments of the Outline Zoning Plans to the Town Planning Board for consideration. The estimated expenditure for further public engagement and related planning work is \$516,000 in 2007-08.

Extensive public consultation and engagement will be undertaken in the Central Reclamation Urban Design Study (CRUDS). A provision of \$1.25 million has been earmarked for this purpose.

No additional staffing resources are required as the work relating to the studies will be absorbed by existing staff.

A provision of \$4.45 million has been earmarked for the CRUDS.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	16 March 2007

[TOP](#)



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

**Reply Serial No.**

**HPLB(PL)103**

**Question Serial No.**

**0823**

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 2007-08, the Administration will continue with the “Area Improvement Plan for the Shopping Areas of Mong Kok” and the “Hung Hom District Study” as part of the Review of the Harbour Plan. Please inform this Committee of:

- (a) the objectives of these two studies and their current progress;
- (b) the estimated progress and expenditure of the studies in 2007-08; and
- (c) as the planning circumstances of the shopping areas of Mong Kok and Hung Hom District will change significantly (due to redevelopment and railway development projects), have the relevant elements been included in the current studies?

Asked by : Hon. CHAN Yuen-han

Reply :

Area Improvement Plan for the Shopping Areas of Mong Kok

- (a) The study aims to formulate an integrated plan which sets out a planning framework together with proposals for the shopping areas of Mong Kok. The plan includes land use, pedestrian circulation, traffic management, streetscape and landscaping with a view to improving the overall environment of the areas. The study commenced in February 2006. An analysis of the key issues and problems of the study area has been completed.
- (b) The area improvement planning framework and improvement proposals are being formulated, to be followed by a public consultation between April and June 2007. Technical assessments will be undertaken upon refinement of the proposals after consultation. The study is scheduled for completion in early 2008. The estimated expenditure of the study in 2007-08 is \$2.442 million.
- (c) Similar to other planning studies, all known major planning and development proposals in the study area would be taken into account. The study for Mong Kok is no exception.

## Hung Hom District Study

- (a) The study aims to formulate a district plan to guide the planning and design of the Hung Hom harbour-front areas with a view to creating an attractive, accessible and vibrant waterfront for public enjoyment. Since the commissioning of the study in December 2006, an inception report setting out the approach and methodology of the study as well as the baseline review of the study area has been completed. A brainstorming session with the stakeholders and local community was carried out in February 2007.
- (b) A draft District Plan is being formulated, to be followed by broad-brush impact assessments on traffic, environment, landscape, visual and air ventilation aspects. Further public engagement will be conducted in June/July 2007. The study is scheduled for completion by November 2007. The estimated expenditure in 2007-08 is \$1.152 million.
- (c) Similar to other planning studies, all known major planning and development proposals in the study area would be taken into account. The study for Hung Hom is no exception.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)104**

**Question Serial No.**

**0824**

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 2007-08, a series of planning studies on frontier areas and cross-boundary issues will be carried out. Please set out the details, objectives, estimated expenditure and manpower arrangement of these studies.

Asked by : Hon. CHAN Yuen-han

Reply :

Details of the four planning studies relating to frontier areas and cross-boundary issues conducted/to be conducted in 2007-08 are as follows:

(i) Feasibility Study on Land Use Planning for the Closed Area

The study aims to formulate a planning framework to guide the future use of the area (about 2 000 ha) to be excluded from the frontier closed area (FCA). The study includes an analysis of constraints and opportunities of the area taking account of its environmental, ecological, heritage and socio-economic characteristics; formulation of planning concepts and development proposals; and technical assessments on the impact of the proposals. The findings of the study will provide necessary input to the preparation of statutory town plans for the area to be excluded from the FCA. The total estimated expenditure of the study is around \$9.8 million.

(ii) Planning Study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai

The study, with a total estimated expenditure of \$6.5 million, comprises two parts :

- (a) a joint study with the Shenzhen authorities to assess the need for and the functions of developing a new control point at Liantang/Heung Yuen Wai from a strategic planning perspective, the projected future cross-boundary traffic flow and the various implications of developing a new control point. It commenced in December 2006 and is planned to be completed by end 2007; and

(b) a consultancy study entitled “Planning Study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai and the Associated Connecting Roads in Hong Kong to the New Cross-boundary Control Point” to examine the land and infrastructural requirements, and the associated road connection of the proposed new control point within Hong Kong’s territory. It will also assess the ecological, traffic and environmental impacts of the proposals. The study commenced in January 2007 and is scheduled for completion in early 2008.

(iii) Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships

This is a joint study with the Guangdong authorities which aims to formulate a city and regional planning framework under the sustainable development principle with a view to improving the regional environment, facilitating regional infrastructure development and enhancing economic competitiveness. The study commenced in March 2006 and is scheduled for completion in 2008. The total estimated expenditure of the study is \$7.7 million.

(iv) Cross-boundary Travel Survey 2007

The 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. 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 total estimated expenditure of the survey is \$4.96 million.

As all the above studies require multi-disciplinary expertise, we have engaged/will engage consultants to undertake and assist in the required work. The work relating to the above studies is/will be absorbed by existing staff as part of their normal duties.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	15 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)105**

**Question Serial No.**

**0214**

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 : With regard to Item 945 “Urban Climatic Map and Standards for Wind Environment – Feasibility Study”, please inform this Committee of the content and the expected time of completion of the Study?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The “Urban Climatic Map and Standards for Wind Environment - Feasibility Study” (the Study) aims to prepare an urban climatic map for Hong Kong in which climatically sensitive areas are identified from a wind environment perspective. The Study would provide a scientific and objective basis for the formulation of air ventilation standards for plan making and the assessment of the impact of major development and planning proposals on the local wind environment. The Study is expected to be completed by end 2009.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)106**

**Question Serial No.**

**0215**

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 : With regard to Item 954 "Planning Study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai", please inform this Committee of the content and the working schedule of the study.

Asked by : Hon. CHEUNG Hok-ming

Reply :

Item 954 "Planning Study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai" comprises two parts:

- (a) a joint study with the Shenzhen authorities to assess the need for and the functions of developing a new control point at Liantang/Heung Yuen Wai from a strategic planning perspective. The study will also examine the projected future cross-boundary traffic flow. It commenced in December 2006 and will be completed by end 2007; and
- (b) a consultancy study entitled "Planning Study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai and the Associated Connecting Roads in Hong Kong to the New Cross-boundary Control Point". The study aims to look at the land and infrastructural requirements, and the associated road connection of the proposed new control point within Hong Kong's territory. It will also assess the ecological, traffic and environmental impacts of the proposals. The study commenced in January 2007 and is scheduled for completion in early 2008.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

15 March 2007

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

**Reply Serial No.**

**HPLB(PL)107**

**Question Serial No.**

**0820**

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 : One of the Planning Department's functions is to formulate and revise the Hong Kong Planning Standards and Guidelines (HKPSG). When will the Planning Department conduct a comprehensive review of the HKPSG? What is the estimated manpower and expenditure involved if it is to be conducted?

Asked by : Hon. CHEUNG Hok-ming

Reply :

As part of its regular and ongoing duties, the Planning Department reviews and updates the planning standards and guidelines from time to time to keep pace with government policies and the changing aspirations of the community. The manpower requirement is absorbed by existing staff as part of their normal duties. If the formulation of new standards and guidelines requires planning studies to be undertaken by consultants, they would be funded separately.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Ava S. Y. NG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 15 March 2007

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

**Reply Serial No.**

**HPLB(PL)108**

Question Serial No.

1514

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 mounting concern and a public outcry over the increasing incidences of screen-effects created by buildings under the urban redevelopment projects. How will the Administration handle redevelopment projects in future? Will the Administration conduct a review on the assessment mechanism? If yes, what are the details of and expenditure involved in the action plan? If not, what are the reasons?

Asked by : Hon. CHEUNG Hok-ming

Reply :

When processing redevelopment projects which require the approval of the Town Planning Board (TPB) or the Government, this Department will in consultation with other Departments assess and consider the merits of the applications. Proponents of redevelopment projects are required to provide assessment reports with evidence to support that the proposed redevelopment will not give rise to adverse environment impact.

In addition to ad hoc consideration of individual project, the TPB also reviews and updates Outline Zoning Plans (OZPs) regularly. In response to the community's aspiration for a better living environment, the Government has reduced the development intensities of a number of land-sale sites. Action will also be taken to progressively review OZPs with a view to setting out clearly the development parameters to control the building height and bulk of future development/redevelopment. This Department will continue to provide professional input and support to this work with existing resources as part of our normal duties.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG

Post Title      Director of Planning

Date      16 March 2007



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

**Reply Serial No.**

**HPLB(PL)109**

Question Serial No.

1515

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 2006, work on enforcement and prosecution against unauthorised developments continued, with a total of 1 248 enforcement notices issued. Please provide a breakdown of the concerned statistics by geographical division, i.e. Hong Kong, Kowloon, new towns in the New Territories and rural areas in the New Territories, etc. Please also provide a similar breakdown for 2007-08.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The distribution of the 1 248 enforcement notices issued in 2006 by district and by broad type is as follows:

	Yuen Long	Tuen Mun	North	Tai Po	Sai Kung & Islands
Open Storage	417	64	24	11	0
Workshop	112	3	2	0	0
Container-related uses	122	0	10	0	0
Vehicle Park	167	8	2	0	0
Filling of pond/land	164	0	14	7	1
Others	110	0	0	0	10
<b>Total</b>	<b>1 092</b>	<b>75</b>	<b>52</b>	<b>18</b>	<b>11</b>

The number of enforcement notices that need to be issued is tied to breaches of the Town Planning Ordinance and cannot be estimated.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)110**

Question Serial No.

1516

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 2006, work on enforcement and prosecution against unauthorised developments continued, with a total of 1 248 enforcement notices issued. What are the expenditures incurred for 2007-08 and 2006-07 respectively in order to achieve the related work?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The enforcement and prosecution tasks are undertaken by existing staff of the Department, as part of their normal duties. There is no breakdown on the expenditure involved for this particular work.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Ava S. Y. NG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)111**

**Question Serial No.**

**1518**

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 : Please provide detailed information concerning the resources involved in the review of the implementation of the Town Planning (Amendment) Ordinance 2004 as well as the progress of the review. When is the review expected to be completed?

Asked by : Hon. HO Chun-yan, Albert

Reply :

One senior town planner and two town planners are responsible for reviewing the implementation of the Town Planning (Amendment) Ordinance 2004 (the Amendment Ordinance). This work is being carried out as part of their normal duties.

Since the implementation of the Amendment Ordinance in June 2005, we have prepared eight Town Planning Board Guidelines, three Guidance Notes and four information leaflets to facilitate practitioners and the public to understand the new requirements under the Amendment Ordinance. We have also conducted briefings for and consulted stakeholders with a view to improving the administrative procedures. Our next task is to prepare the Town Planning (Fees) Regulation for introduction in the current legislative session.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG

Post Title      Director of Planning

Date      16 March 2007

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

**Reply Serial No.**

**HPLB(PL)112**

**Question Serial No.**

**1519**

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 : In view of the increasing demand of the public for participation in planning issues, has the Government reserved provision to address such demand by reviewing the current consultative planning procedures as well as the composition and operation of the Town Planning Board? If so, what is the schedule for such a review?

Asked by : Hon. HO Chun-yan, Albert

Reply :

With the commencement of the Town Planning (Amendment) Ordinance 2004 on 10 June 2005, the transparency of the planning system has been greatly improved. We will need to consolidate our experience further before embarking on any review.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)113**

Question Serial No.

1115

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 : Under the “Matters Requiring Special Attention in 2007-08” in Programme (2), it is stated that the Planning Department will refine the urban design framework for Central Reclamation and preparing planning/design briefs for key development sites. Can the Administration inform us of the following:

- (a) the details, resources involved, staffing establishment, targets and time-table of the aforesaid matter?
- (b) whether additional provision of resources are made by the Department in dealing with the matter when compared with 2004-05, 2005-06 and 2006-07 as well as the reasons for and details of such provision?

Asked by : Hon. KWOK Ka-ki

Reply :

A consultancy study entitled the “Central Reclamation Urban Design Study” will be undertaken to refine the existing urban design framework for the Central Reclamation waterfront and to prepare planning/design briefs to guide the detailed development of the key sites in the study area. The study is scheduled to commence in the second quarter of 2007 for completion in end 2007/early 2008. The total estimated expenditure of the study is \$4.45 million. In the study process, extensive public engagement will be conducted and an additional \$1.25 million has been earmarked for this purpose. No additional staffing resources are required as the work relating to the study will be absorbed by existing staff.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG

Post Title      Director of Planning

Date      15 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)114**

Question Serial No.

2055

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 : Under Programme (2), “continuing with enforcement action against unauthorised developments in the rural New Territories” is one of the Matters Requiring Special Attention in 2007-08. What are the details, resources, staffing provision, targets and programming of the aforesaid matter?

Asked by : Hon. KWOK Ka-ki

Reply :

Some 60 staff are responsible for enforcement and prosecution duties. The work involves patrolling, investigation of unauthorised developments, issue of warning letters and various statutory notices, taking prosecution action and handling of appeals. The number of enforcement notices that need to be issued is tied to breaches of the Town Planning Ordinance and cannot be estimated.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)115**

**Question Serial No.**

**2056**

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 : Under Programme (2), “completing the statutory planning process for Kai Tak Development” is one of the Matters Requiring Special Attention in 2007-08. Can the Administration advise this Committee on:

- (a) the details, resources, staffing provision, targets and programming of the aforesaid matter; and
- (b) whether additional provision of resources are made by the Department in dealing with the matter when compared with 2004-05, 2005-06 and 2006-07 as well as the reasons for and details of such provision.

Asked by : Hon. KWOK Ka-ki

Reply :

- (a) Following two years of intensive planning work involving extensive public engagement and consultation, the draft Kai Tak Outline Zoning Plan was published on 24 November 2006.
- (b) The work involved is carried out by existing staff of the Department as part of their normal duties. No additional resources are required.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007



Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)116**

**Question Serial No.**

**2057**

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 : Under Programme (2), “reviewing the planning framework and infrastructural requirements for Wan Chai Development Phase II and starting the statutory planning process” is one of the Matters Requiring Special Attention in 2007-08. Can the Administration advise this Committee on:

- (a) the details, resources involved, staffing provision, targets and programming of the aforesaid matter;
- (b) whether the Department has increased or reduced its resources in dealing with the matter when compared with 2004, 2005 and 2006, as well as the reasons for and details of such provision;
- (c) the amount of resources and manpower made available by the Department for adopting the “zero reclamation” option in the “planning framework for Wan Chai Development Phase II” in 2004, 2005, 2006 and 2007.

Asked by : Hon. KWOK Ka-ki

Reply :

Following the Court of Final Appeal Judgement on harbour reclamation, the Government has been conducting a review of the planning and engineering proposals of the Wan Chai Development Phase II (WDII Review). To ensure compliance with the Protection of the Harbour Ordinance, the WDII Review has examined various options, including “zero reclamation” and the minimum practicable reclamation option to meet the development need.

Upon the completion of the WDII Review, the statutory planning process will commence in April 2007.

The work will be carried out by existing staff of the Department as part of their normal duties. There is no breakdown on the estimated expenditure for this particular duty.

Signature \_\_\_\_\_  
Name in block letters Mrs Ava S. Y. NG \_\_\_\_\_  
Post Title Director of Planning \_\_\_\_\_  
Date 16 March 2007 \_\_\_\_\_

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)117**

**Question Serial No.**

**2427**

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 Administration will monitor the information in the Hong Kong-Macao-Guangdong Information Database during 2007-08. Please advise what information is included in the database and what purpose would the database serve.

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

The Hong Kong-Macao-Guangdong Information Database is a one-stop electronic platform for government bureaux/departments to access up-to-date cross-boundary planning and development information and statistical data for Guangdong and Macao. It aims to provide within the Government the necessary background information, statistics and reference materials for conducting cross-boundary and mainland development related research.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)118**

**Question Serial No.**

**0996**

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 : In connection with the five non-directorate posts planned to be created by the Planning Department in 2007-08, please advise on:

- (a) the ranks and posts involved; and
- (b) the need for the above posts.

Asked by : Hon. LAU Wong-fat

Reply :

(a) The posts and ranks involved are:

<u>Rank</u>	<u>No. of post</u>
(i) Senior Town Planner	1
(ii) Town Planner/Assistant Town Planner	1
(iii) Landscape Architect/Assistant Landscape Architect	1
(iv) Executive Officer I	1
(v) Executive Officer II	1

(b) Reasons for the planned creation:

Posts (i) and (ii) are required to provide professional support to undertake planning and development studies for Hong Kong's long-term development.

Post (iii) is required to strengthen professional landscape architectural input to the preparation and assessment of planning proposals to meet community aspiration for a better quality living environment.

Posts (iv) and (v) are required to assist in providing efficient management of human resources, training and general office administration in the Department.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)119**

Question Serial No.

1003

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 : How are the straightforward and complicated written/oral planning enquiries differentiated?

Asked by : Hon. LAU Wong-fat

Reply :

Straightforward oral and written enquiries are those that can be readily answered by our Department without the need to seek further information either internally or from other government departments/bureaux. Complicated oral and written enquiries are those which require more information to be sought internally or from other government departments/bureaux, including the need to search for previous documents/records and conduct site inspections.

Signature \_\_\_\_\_

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

Mrs Ava S. Y. NG

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

Director of Planning

Date \_\_\_\_\_

15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)120**

**Question Serial No.**

**1004**

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

Programme: (4) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Even though the Department has set targets for the number of written/oral/media enquiries to be handled, does it have records concerning the number of the various kinds of enquiries that have still not been answered since 2005? If so, what is the number?

Asked by : Hon. LAU Wong-fat

Reply :

We have handled all enquiries received from the public and the media within the targets stated in the Performance Pledge of the Department. There is no unattended enquiry.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG  
\_\_\_\_\_

Post Title      Director of Planning  
\_\_\_\_\_

Date      15 March 2007  
\_\_\_\_\_

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)121**

Question Serial No.

1005

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 : How is the Planning Department website promoted to increase its number of hits?

Asked by : Hon. LAU Wong-fat

Reply :

Apart from frequently updating and continuously enriching the content, we have promoted the Planning Department website by the following means:

- featuring it in the publicity pamphlets and other materials of the Department for dissemination to the public and visitors to the Department;
- featuring it in the exhibition panels, which are displayed in secondary schools and shopping centres during the year as part of the Planning Department Outreach Programme;
- including it in all public consultation documents on planning studies; and
- providing hyperlink of the Department's website to other planning and development related websites.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG  
\_\_\_\_\_

Post Title      Director of Planning  
\_\_\_\_\_

Date      15 March 2007  
\_\_\_\_\_



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

**Reply Serial No.**

**HPLB(PL)122**

Question Serial No.

1006

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 : What are the details of the technical services and training opportunities provided by the Planning Department for its staff in various sections in 2006?

Asked by : Hon. LAU Wong-fat

Reply :

To enhance our technical capability in conducting planning analysis and studies, we have set up a centralised computer data management system with updated socio-economic data and statistics for sharing among staff. We have also provided staff with technical back-up on urban design and landscaping to facilitate their work on examining planning proposals and assessment of development submissions.

For staff development, we organise regular courses and seminars to strengthen their technical, managerial and professional knowledge. Staff are also nominated to attend local and international conferences relevant to the work of the Department.

Signature \_\_\_\_\_

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

Mrs Ava S. Y. NG

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

Director of Planning

Date \_\_\_\_\_

15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)123**

Question Serial No.

1007

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 : With respect to in-service training, what local and overseas training courses/seminars/conferences were organised by the Planning Department in 2006? What were the grades and ranks of the participants?

Asked by : Hon. LAU Wong-fat

Reply :

In 2006, the Planning Department provided the following in-service training to various grades and ranks of its staff to meet their operational needs and for career development purpose:

<u>No. of Course</u>	<u>Category of Course</u>
18	Vocational training
9	Management and general knowledge
5	Language and communication
49	Information technology

In addition, the Department sent its staff to attend 11 local seminars/conferences and 26 seminars/conferences outside Hong Kong.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG  
\_\_\_\_\_

Post Title      Director of Planning  
\_\_\_\_\_

Date      15 March 2007  
\_\_\_\_\_

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)124**

Question Serial No.

0528

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 : What is the expenditure to be incurred in the "Feasibility Study on Urban Climatic Map and Standards for Wind Environment"? When will the study be completed?

Asked by : Hon. LEE Wing-tat

Reply :

The estimated expenditure of the "Urban Climatic Map and Standards for Wind Environment – Feasibility Study" (the Study) is \$9.8 million. The Study is planned to be completed by end 2009.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG

Post Title      Director of Planning

Date      15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)125**

Question Serial No.

0529

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 : With respect to the consultancies currently being managed by the Planning Department in respect of the undertaking of air ventilation assessment for major government projects and the provision of advice on air ventilation assessment submissions, please provide in detail the items in the consultancy agreements, including the projects, contract sums, schedules of assessment and the resources entailed by the Planning Department.

Asked by : Hon. LEE Wing-tat

Reply :

The Planning Department is managing two consultancies relating to air ventilation assessments (AVAs).

The first one is the "Consultancy for Provision of Services for Undertaking AVAs". The Consultant has been instructed to undertake AVAs for three projects, namely Oil Street Sale Site, Central Reclamation Urban Design Study and Hung Hom District Study. The provision earmarked for this study is \$1.3 million. This study is planned to be completed in 2007.

The second one is the "Consultancy for Provision of Advisory Services on AVA Submissions". The Consultants have been instructed to provide expert evaluation on two AVAs submitted by applicants in support of their planning applications to the Town Planning Board, and another one in association with the tender submissions for the Tamar project. The provision earmarked for this study is \$1.3 million.

The management of these two consultancy services has been and will continue to be taken up by existing staff as part of their normal duties.

Signature \_\_\_\_\_  
Name in block letters \_\_\_\_\_ Mrs Ava S. Y. NG  
Post Title \_\_\_\_\_ Director of Planning  
Date \_\_\_\_\_ 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)126**

**Question Serial No.**

**2422**

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 2007-08, the Planning Department will monitor the implementation of the Urban Renewal Authority (URA)'s development schemes and projects in accordance with the Urban Renewal Strategy and the URA's corporate plan and business plan. Please inform this Committee of:

- (a) the expenditure spent on this area of work;
- (b) the salaries of the staff and the manpower resources involved; and
- (c) expenditure other than salaries.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

Processing and monitoring the implementation of URA's development schemes and projects forms part of the normal duties of the Department and is carried out by existing staff. The expenditure is all related to staff cost.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)127**

**Question Serial No.**

**2423**

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 authority will complete the statutory planning process for Kai Tak Development in 2007-08. Please inform this Committee of:

- (a) the expenditure involved; and
- (b) the expected progress.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The draft Kai Tak Outline Zoning Plan (OZP) was published on 24 November 2006 under section 5 of the Town Planning Ordinance (TPO) for public inspection for two months, during which a total of 47 representations and 10 comments were received. The hearing of the representations and comments by the Town Planning Board (TPB) is scheduled in May 2007. Upon completion of the hearing procedures, the draft OZP together with a schedule of amendments made by the TPB, if any, and a schedule of the representations, comments and further representations are scheduled for submission to the Chief Executive in Council for approval in October 2007. The work is absorbed by existing resources.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	16 March 2007

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

**Reply Serial No.**

**HPLB(PL)128**

**Question Serial No.**

**2424**

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 2007-08, the Planning Department will refine the urban design framework for Central Reclamation and prepare planning/design briefs for key development sites. Please inform this Committee of:

- (a) the expenditure involved;
- (b) the expected progress; and
- (c) the actual work involved.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The estimated expenditure of the Central Reclamation Urban Design Study (the Study) is \$4.45 million, excluding expenses on public consultation.
- (b) The Study is expected to commence in the second quarter of 2007 for completion in late 2007. Appointment of a consultant to undertake the Study is underway.
- (c) The main tasks of the Study are to examine the key urban design issues in the study area, to refine the existing urban design framework and concept for the key development sites, and to prepare planning/design briefs for individual sites to guide their development. The community will be extensively engaged in the study process.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007



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

**Reply Serial No.**

**HPLB(PL)129**

Question Serial No.

2425

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 2007-08, the Planning Department will continue to provide planning input to the West Kowloon Cultural District project. Please inform this Committee of what expenditure is involved in the work.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

In April 2006, the Government established the Consultative Committee on the Core Arts and Cultural Facilities (CACF) of the West Kowloon Cultural District (WKCD) and its three Advisory Groups to re-examine, with a view to re-confirming as appropriate, the needs for the CACF of the WKCD and the financial implications of developing and operating these facilities. In the light of the latest progress, the Consultative Committee is expected to complete its work around mid-2007. Having received the recommendations of the Consultative Committee, the Administration would consider how best to formulate proposals in the latter half of 2007 to take forward the WKCD Development project. The Planning Department will continue to provide the necessary support and professional advice to take forward the WKCD Development project with existing manpower resources.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)130**

**Question Serial No.**

**0044**

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 inform this Committee of the expenditure and manpower resources involved in the "Area Improvement Plan for the Shopping Areas of Mong Kok", and the "Hung Hom District Study" for the years 2006-07 and 2007-08. What is the current progress of the studies and when will they be completed?

Asked by : Hon. LI Kwok-ying

Reply :

Area Improvement Plan for the Shopping Areas of Mong Kok

(a) A breakdown of the expenditure of the study in 2006-07 and 2007-08 is given below:

2006-07 (\$million)	2007-08 (\$million)
1.705	2.442

(b) Analysis of the key issues and problems of the study area has just been completed. The area improvement planning framework and improvement proposals are being formulated. We will carry out public consultation on the proposals between April and June 2007.

(c) The study is scheduled for completion in early 2008.

Hung Hom District Study

(d) A breakdown of the expenditure of the study in 2006-07 and 2007-08 is given below:

2006-07 (\$million)	2007-08 (\$million)
0.128	1.152

- (e) Since the commissioning of the study in December 2006, an inception report setting out the approach and methodology of the study as well as the baseline review of the study area has been completed. A brainstorming session with the stakeholders and local community was carried out in February 2007. Taking into account their views, the study now proceeds to the formulation of a draft District Plan. The public will be further consulted in June/July 2007.
- (f) The study is scheduled for completion by November 2007.

As the studies require multi-disciplinary expertise, we will engage consultants to undertake a major part of the work. The work on steering and managing the consultants is absorbed by existing staff as part of their normal duties.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)131**

**Question Serial No.**

**0047**

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 inform this Committee of the current progress and estimated completion time of the planning study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai and the Associated Connecting Roads in Hong Kong to the New Cross-boundary Control Point. What is the expenditure involved?

Asked by : Hon. LI Kwok-ying

Reply :

The Planning Study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai and the Associated Connecting Roads in Hong Kong to the New Cross-boundary Control Point (the Study) aims to examine the land and infrastructural requirements, and the associated road connection of the proposed new control point within Hong Kong's territory. It will also assess the ecological, traffic and environmental impact of the proposals. The Study commenced in January 2007 and is scheduled for completion in early 2008. The consultants are now assessing the existing conditions of the study area and analysing the possible impact of the cross-boundary traffic flow on the local traffic network. The Study costs about \$4 million.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

15 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)132**

Question Serial No.

2411

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 : Regarding Item 931 "Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships", please inform this Committee of the scope covered in the study and the expected time of completion.

Asked by : Hon. LI Kwok-ying

Reply :

The Planning Study on the Co-ordinated Development of the Greater Pearl River Delta (PRD) Townships is jointly commissioned by the Planning Department and the Guangdong Provincial Department of Construction. The study will look at the planning and development of the townships in the Greater PRD with a view to formulating a city and regional planning framework to promote regional co-operation in the planning of infrastructure and economic development, resource utilisation, environmental protection and transportation. It is scheduled for completion in 2008.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Mrs Ava S. Y. NG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 16 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)133**

**Question Serial No.**

**2412**

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 : Regarding Item 927 “Area Improvement Plan for the Shopping Areas of Mong Kok”, please inform this Committee of the scope of the study and the expected time of completion.

Asked by : Hon. LI Kwok-ying

Reply :

The study aims to formulate an integrated plan which sets out a planning framework together with proposals for the shopping areas of Mong Kok. The integrated plan includes land use, pedestrian circulation, traffic management, streetscape and landscaping with a view to improving the overall environment of the areas. The study would examine possible solutions to key problems areas, to undertake technical assessments to ascertain the feasibility of the plan and to identify proposals for early implementation. It is scheduled for completion in early 2008.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)134**

**Question Serial No.**

**2413**

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 : For the indicator on objections/representations to statutory plans processed, the estimated number for 2007 increases more than five-fold over the actual number for 2006. Please account for the huge increase in the number of cases.

Asked by : Hon. LI Kwok-ying

Reply :

With the commencement in mid 2005 of the Town Planning (Amendment) Ordinance 2004 providing for more and bigger scope for public participation and growing public awareness in the importance of planning, there has been a substantial increase of views and representations made to the Town Planning Board. We expect this trend to continue.

In 2007, we will be completing the planning work for developments at Kai Tak, Wanchai Development Phase II and several major URA schemes which are of territorial significance and are likely to attract wide community interest.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG

Post Title      Director of Planning

Date      16 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)135**

**Question Serial No.**

**1125**

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 : Regarding Item 931 "Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships", please advise the time for commencement of the study, whether it is conducted in co-operation with Guangdong Province, the specific issues covered and the expected time of completion.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The Planning Study on the Co-ordinated Development of the Greater Pearl River Delta (PRD) Townships is jointly commissioned by the Planning Department and the Guangdong Provincial Department of Construction. The study will look at the planning and development of the townships in the Greater PRD with a view to formulating a city and regional planning framework to promote regional co-operation in the planning of infrastructure and economic development, resource utilisation, environmental protection and transportation. It is scheduled for completion in 2008.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007

[TOP](#)



Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)136**

**Question Serial No.**

**1129**

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 : With regard to “the new survey on the Hong Kong residents living in Shenzhen areas”, please explain in detail the content of the survey and its uses in planning.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The survey aims to collect information on the number and the characteristics of Hong Kong people living in Shenzhen and their socio-economic ties with Hong Kong, such as the purpose and frequency of returning to Hong Kong. The findings should provide useful input to strategic and infrastructure planning purpose. We are working out the technical arrangements with the Shenzhen authorities and a pilot survey is expected to start later this year.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)137**

**Question Serial No.**

**1132**

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 2006, work on enforcement and prosecution against unauthorised developments continued, with 1 248 enforcement notices issued, and 107 defendants in respect of 36 cases successfully convicted. Does the Department have any plan to review the situation so as to strengthen the enforcement in 2007? If yes, what are the details? If no, what are the reasons?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

With new enforcement provisions enacted under the Town Planning (Amendment) Ordinance 2004, our enforcement powers have been strengthened. We have stepped up enforcement actions against unauthorised developments resulting in more prosecutions being taken. We will continue to be vigilant and in the light of the experience gained review our enforcement procedures with a view to enhancing the efficiency and effectiveness of our enforcement action.

Signature \_\_\_\_\_

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

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

Date \_\_\_\_\_

Mrs Ava S. Y. NG

Director of Planning

16 March 2007

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

**Reply Serial No.**

**HPLB(PL)138**

**Question Serial No.**

**1520**

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 relation to the creation of 2 posts under this programme, please provide the salaries, responsibilities and the reason(s) for the creation.

Asked by: Hon. TAM Heung-man

Reply:

The two posts approved for creation in Programme (1) refer to one Senior Town Planner (STP) and one Town Planner/Assistant Town Planner (TP/ATP). The Notional Annual Mid-point Salary (NAMS) values of the STP and TP/ATP posts are \$929,220 and \$442,620 respectively.

The new posts are required to provide professional support to undertake planning and development studies for Hong Kong's long-term development, including the preparation of related statutory plans, departmental plans and planning/design briefs to guide development.

Signature \_\_\_\_\_

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

Mrs Ava S. Y. NG

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

Director of Planning

Date \_\_\_\_\_

16 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)139**

**Question Serial No.**

**2671**

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 financial provision for 2007-08 is 17% higher than the revised estimate for 2006-07. Please give a detailed account of the various items of expenditure.

Asked by : Hon. TIEN Pei-chun, James

Reply :

The increase in provision of \$13.7 million (17%) in 2007-08 over the revised estimate for 2006-07 is to fund the following:

- (a) creation of one Senior Town Planner and one Town Planner/Assistant Town Planner posts to undertake planning and development studies for Hong Kong's long-term development (\$0.686 million);
- (b) consultancy studies (\$8.747 million) which are Study on Hong Kong Residents Living in the Pearl River Delta Region; Area Improvement Plan for the Shopping Areas of Mong Kok; Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships; Land Use Planning for the Closed Area – Feasibility Study; Planning Study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai; Cross-boundary Travel Survey 2007; and Hung Hom District Study.
- (c) strengthened staffing support for cross-boundary planning work and departmental operating expenses (\$4.216 million).

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	16 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)140**

Question Serial No.

0114

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

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 Feasibility Study on Land Use Planning for the Closed Area. When is the Study expected to commence and when is it expected to be completed?

Asked by : Hon. WONG Yung-kan

Reply :

The Feasibility Study on Land Use Planning for the Closed Area (the Study) aims to formulate a planning framework to guide the future use of the area (about 2 000 ha) to be excluded from the frontier closed area (FCA). The Study includes an analysis of constraints and opportunities of the area taking account of its environmental, ecological, heritage and socio-economic characteristics, formulation of planning concepts and development proposals, and technical assessments on the impact of the proposals. The findings of the Study will provide necessary input to the preparation of statutory town plans for the area to be excluded from the FCA. Consultants will be appointed to assist in the Study, including the undertaking of environmental and engineering assessments. Work commenced in September 2006 with a series of consultation with relevant stakeholders, including Heung Yee Kuk, relevant District Councils, Rural Committees and Green Groups. The entire study is expected to be completed in mid-2009.

Signature	_____
Name in block letters	Mrs Ava S. Y. NG
Post Title	Director of Planning
Date	16 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)141**

Question Serial No.

2610

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 Matters Requiring Special Attention in 2007-2008, please provide details and schedule of embarking on the Cross-boundary Travel Survey 2007. How much expenditure and manpower will be involved?

Asked by : Hon. YOUNG Howard

Reply :

The 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. Data collected will be used to update the projections on cross-boundary passenger and vehicle trips for use in the planning of cross-boundary infrastructure development. The survey is scheduled for commencement in late 2007. The estimated expenditure of the survey is \$4.96 million as consultants would be engaged to undertake a major part of work. The work on steering and managing the consultants is absorbed by existing staff as part of their normal duties.

Signature \_\_\_\_\_

Name in block letters      Mrs Ava S. Y. NG  
\_\_\_\_\_

Post Title      Director of Planning  
\_\_\_\_\_

Date      16 March 2007  
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[TOP](#)



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

**Reply Serial No.**

**HPLB(PL)142**

**Question Serial No.**

**2452**

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 "Compensation and ex-gratia allowances in respect of projects in the Public Works Programme", the estimate of 2007-08 increases significantly by more than three times over the revised estimate of 2006-07. Why? And mainly what payments of compensation and ex-gratia allowances are expected to be made in 2007-08?

Asked by: Hon. LAU Chin-shek

Reply:

Payments made under Subhead 1100CA concern land resumption and clearance required for implementation of Public Works Programme (PWP) projects that generally take more than one financial year to complete. The processing of claims and payment of the approved compensation and allowances are an on-going process. The provision of \$1,867 million in 2007-08 is for payment of (a) the compensation claims arising from 18 new (PWP) projects involving about 18 hectares (ha) of private land; and (b) the outstanding compensation claims arising from on-going projects. The revised estimate of \$391 million in 2006-07 is for payment of settled compensation for the claims arising from 10 new PWP projects involving 6.69 ha of private land implemented in 2006-07 and the outstanding claims processed in 2006-07 in respect of other on-going projects.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)143**

**Question Serial No.**

**2453**

Head: 701 Land Acquisition

Subhead (No. & title): 1004CA Compensation for  
surrenders and resumptions:  
miscellaneous

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: Regarding "Compensation for surrenders and resumptions: miscellaneous", the estimate of 2007-08 increases significantly by more than four times over the revised estimate of 2006-07. Why? What compensation payments are expected to be made in 2007-08?

Asked by: Hon. LAU Chin-shek

Reply:

Payment of outstanding compensation claims arising from projects falling under Subhead 1004CA varies from year to year, depending on the cases involved and the progress of settling the compensation claims arising from such cases. The estimated provision of \$21.5 million is mainly based on compensation claims currently being processed in relation to resumptions of the Inverness Road and Diamond Hill Squatter Areas and which are expected to be agreed and settled in 2007-08.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)144**

**Question Serial No.**

**1045**

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: Regarding the "Redemption money payable in respect of land exchange entitlements and interest payable thereon under the New Territories Land Exchange Entitlements (Redemption) Ordinance" for infrastructure projects under Land Acquisition for Capital Works Reserve Fund, out of the approved project estimate of \$2,400 million, only about \$1,100 million has been used after taking into account the revised estimate for 2006-07, and there is an unspent amount of \$1,300 million. It is estimated that the amount to be used in 2007-08 will significantly drop to only \$1 million. Why?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The funding commitment under 1033CA was approved by the Finance Committee in 1997, and the redemption work is ongoing. There is no cut-off date for submitting applications for redemption. As in previous years, the estimate of \$1 million for 2007-08 is a notional figure. The actual figure will depend on the applications, if any, received and the amount of payments approved during 2007-08.

Signature \_\_\_\_\_

Name in block letters      PATRICK L C LAU

Post Title      Director of Lands

Date      15 March 2007

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

**Reply Serial No.**

**HPLB(PL)145**

**Question Serial No.**

**1046**

Head: 701 Land Acquisition

Subhead (No. & title): 1004CA Compensation for surrenders and resumptions: miscellaneous & 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: Under Land Acquisition for Capital Works Reserve Fund – Block Allocation Projects, no approved project estimate is provided. But it is estimated that in 2007-08 an allocation of about \$1,860 million will be required for compensation and ex-gratia allowances in respect of projects in the Public Works Programme, and about \$20 million will be required for compensation for surrenders and resumptions (miscellaneous). Please advise the details of these two expenditure items.

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The two subheads are among the block allocations under the Capital Works Reserve Fund. Their funding commitments are approved by the Finance Committee on an annual basis. The following major projects will involve compensation under Subhead 1004CA and Subhead 1100CA in the 2007-08 estimate:

**Subhead 1004CA**

1. Resumption of Inverness Road Squatter Area, Kowloon City;
2. Urban Improvement Scheme at Ma Tau Kok Road, Pak Tai Street, Pau Chung Street, San Shan Road, Sui Lun Street and Wang Cheung Street;
3. Redevelopment of the squatter area at Diamond Hill for public housing development and schools;
4. Resumption of Tung Chung Area 30, public housing development, Tung Chung New Town Development, Lantau;
5. Resumption of land for Home Ownership Scheme development at Siu Lek Yuen, Sha Tin New Town Area 36C; and

6. Resumption of land for phase 2B of the Tung Chung New Town Development Area 31, Lantau.

**Subhead 1100CA**

1. Resumption of land for Tai Po development – formation and servicing of Area 12 (part) and 39 phase 2A;
2. Drainage improvement in Tai Po package C – the proposed improvement works in Upper Lam Tsuen River, She Shan River and Upper Tai Po River;
3. Drainage improvement in Tai Po – road works ancillary to the proposed river improvement works in Upper Lam Tsuen River, She Shan River and Upper Tai Po River;
4. 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;
5. Drainage improvement in the Northern New Territories – package C (phase 2) - drainage improvement works at Tai Po Tin and Ping Che of Ta Kwu Ling and Man Uk Pin and Lin Ma Hang of Sha Tau Kok;
6. Drainage improvement in Northern New Territories package C (phase 1) – drainage improvement works at Lung Yeuk Tau, Kwan Tei, Tan Shan River and Leng Tsai, Fanling;
7. Drainage improvement in Southern Lantau; and
8. Development of a bathing beach at Lung Mei, Tai Po.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007

[TOP](#)

Examination of Estimates of Expenditure 2007-08

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

**Reply Serial No.**

**HPLB(PL)146**

**Question Serial No.**

**1052**

Head: 707 New Towns and Urban Subhead (No. & title): (1) 7693CL; (2) 7694CL;  
Area Development (3) 7708CL; (4) 7719CL;  
(5) 7724CL

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Housing, Planning and Lands

Question :

For Kowloon Development, the approved estimate for projects on Infrastructure related to Civil Engineering – Land development is \$424.3 million. The projects include (1) “South East Kowloon development – consultants’ fees and site investigation for Kai Tak Approach Channel reclamation”, (2) “South East Kowloon development at Kai Tak Airport – consultants’ fees and site investigation”, (3) “South East Kowloon development – site preparation and drainage works at north apron area of Kai Tak Airport”, (4) “Kai Tak development – engineering review” and (5) “Kai Tak development – investigation and detailed design for advance infrastructure works for developments at the southern part of the former runway”. With a surplus of \$200 million upon deduction of the 2006-07 revised estimate, please explain why the 2007-08 estimate is \$37.168 million only and give reasons for not speeding up the project programme.

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

Following the gazettal of the amendments to the Kai Tak Outline Zoning Plan in November 2006, we appointed consultants in January 2007 to carry out the Kai Tak development engineering review to study in detail engineering feasibility and implementation programme of the development. The provision of \$37 million under Head 707 Kowloon Development “civil engineering-land development” in 2007-08 is mainly for the consultants’ fees of relevant studies and the site investigation works. The remaining funding requirements for 2008-09 and after are mainly for detailed design and related expenditures which will only take place after the engineering studies.

Under the consultancy, we are now in full swing carrying out engineering studies covering aspects of transport and traffic, marine, drainage and sewerage, water supply, environmental impacts, landscaping and the related preliminary design. In addition, the consultant is carrying out investigation and detailed design for advance infrastructure works for developments at the southern part of the former runway, with a view to commencing the construction of the advance infrastructure works in 2009 to facilitate commissioning of the first berth of the cruise terminal in 2012.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Adrian NG

Post Title Director of Civil Engineering and Development (Acting)

Date \_\_\_\_\_ 16.3.2007

[TOP](#)

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

**Reply Serial No.**

**HPLB(PL)147**

**Question Serial No.**

**1042**

Head: 710 Computerisation

Subhead (No. & title): A041XF Replacement of  
Computerised Land  
Information System

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: Under Subhead A041XF, the approved project estimate for the Lands Department to replace the Computerised Land Information System is \$42.841 million. However, the revised estimate for 2006-07 would be \$205,000 only, leaving \$42.636 million unspent. Also, in the 2007-08 estimate, only \$10 million is planned to be used. Why is the progress of the system replacement so slow? Can it be speeded up to meet the demand for electronic information and improve the current situation of inadequate land information?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The Lands Department (Lands D) has completed the final draft of the tender document for acquiring the equipment and hiring the implementation services.

During the course of preparing the tender document in March 2006, Lands D had to incorporate the new government initiative to vest the ownership of the intellectual properties created in new information technology systems to the successful tenderer that develops the system. In this connection, Lands D has spent additional time mainly on incorporating the new terms and conditions into the tender document and sort out the legal implications.

To catch up with the programme as far as practicable, Lands D has reviewed the critical project milestones and taken positive actions to carry out pre-tender preparation works. Once the contract is awarded, Lands D will work closely with the contractor to ensure that the project will progress on schedule.

Signature \_\_\_\_\_

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007