

**Replies to initial written questions raised by Finance Committee Members in examining
the Estimates of Expenditure 2008-09**

Director of Bureau : Secretary for Development

Session No. : 19

File name : DEVB(PL)-e2.doc

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Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 27 March 2008

Signature _____

Name in block letters _____ Raymond Young _____

Post Title _____ Permanent Secretary for Development
(Planning and Lands) _____

Date _____ 27 March 2008 _____

At the Development Bureau level, the work relating to the Joint Task Force is done within 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 and will continue to be so in 2008-09. The work is also supported by the existing manpower resources in the Planning Department.

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 28 March 2008

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 28 March 2008

At the Development Bureau level, the work relating to these studies is done within 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 and will continue to be so in 2008-09.

The “Land Use Planning for the Closed Area” Study is now underway. The draft conceptual plan and draft development plan are scheduled for public consultation by May and December 2008 respectively. The study will be completed in mid 2009.

We will stagger the studies for the “Three-in-One” and Hung Shui Kiu NDAs. Consultants will be commissioned to carry out the former study in June 2008 for completion in June 2011. For the latter study, we plan to commission consultants in December 2008 and complete the study in December 2011. Comprehensive public engagement will be undertaken as an integral part of the two studies.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 28 March 2008

(2) Has financial provision been allocated for commissioning consultancy studies in 2008-09? If yes, please provide the following details :

Name of consultants (if available)	Description	Consultancy fees (\$)	Progress on consultancy studies (planning / in progress / completed)	Will the studies be released to the public if they are expected to be completed in the 2008-09 financial year? If yes, through which channels? If no, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

We have not commissioned any studies in 2007-08 (including in-house or those entrusted to consultants) for the purposes of formulating and assessing policies and have no such plans for 2008-09.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 28 March 2008

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 28 March 2008

Signature _____

Name in block letters _____ Raymond Young _____

Post Title _____ Permanent Secretary for Development
(Planning and Lands) _____

Date _____ 27 March 2008 _____

The servicing of HEC and the implementation of various measures are done within the existing resources of the Planning and Lands Branch under the Development Bureau. 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 Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 27 March 2008

Signature

Name in block letters

Raymond Young

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

28 March 2008

Signature _____

Name in block letters _____ Raymond Young _____

Post Title _____ Permanent Secretary for Development
(Planning and Lands) _____

Date _____ 27 March 2008 _____

The servicing of HEC and implementation of various measures are done with existing resources in Planning and Lands Branch, Development Bureau. 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 _____ Raymond Young _____

Post Title _____ Permanent Secretary for Development
(Planning and Lands) _____

Date _____ 27 March 2008 _____

2003-04 to 2007-08

Action party(ies) (Government / consultant / academic institution)	Subject and description of the studies	Consultancy fee involved / public officer(s) involved and their responsibility	Progress on the studies (planning / in progress / completed)	Will the studies be released to the public? If yes, through which channels? If no, what are the reasons?
Shankland Cox Asia Ltd	Stage II Study on Review of Metroplan and the related Kowloon Density Study Review	\$8,992,000	Completed	Yes. Final Report is available on PlanD's website.
Chinese University of Hong Kong	Feasibility Study for Establishment of Air Ventilation Assessment System	\$1,000,000	Completed	Yes. Final Report is available on PlanD's website.
City Planning – Maunsell Joint Venture	South East Kowloon Development Comprehensive Planning and Engineering Review – Stage 1 Planning Review (Feasibility Study)	\$6,920,000	Completed	Yes. Final Report is available at Planning Enquiry Counter and the Executive Summary is available on PlanD's website.

Action party(ies) (Government / consultant / academic institution)	Subject and description of the studies	Consultancy fee involved / public officer(s) involved and their responsibility	Progress on the studies (planning / in progress / completed)	Will the studies be released to the public? If yes, through which channels? If no, what are the reasons?
<p>In-house study by Planning Department (PlanD) (with specialist services hired from GHK (Hong Kong) Ltd, Hyder-Mott Connell Joint Venture, Parsons Brinckerhoff (Asia) Ltd and Weber Shandwick)</p>	<p>Hong Kong 2030: Planning Vision and Strategy</p>	<p>\$13,215,000</p>	<p>Completed</p>	<p>Yes. Publication of final report followed by briefings to stakeholder groups. Final Report is available on PlanD's website.</p>
<p>Maunsell Consultants Asia Limited</p>	<p>Feasibility Study for further development of Tseung Kwan O (TKO) – An integrated planning and engineering study to formulate a comprehensive plan for the further development of TKO.</p>	<p>About \$24 million</p>	<p>Completed</p>	<p>Yes. The major study findings were released to the public through the following channels :</p> <ul style="list-style-type: none"> • Executive summary of the study placed on the CEDD's web site; • Information pamphlets distributed to residents of the TKO community; and • Presentation to Sai Kung District Council and LegCo Panel.

Action party(ies) (Government / consultant / academic institution)	Subject and description of the studies	Consultancy fee involved / public officer(s) involved and their responsibility	Progress on the studies (planning / in progress / completed)	Will the studies be released to the public? If yes, through which channels? If no, what are the reasons?
<p>Maunsell Consultants Asia Limited</p>	<p>Planning and Engineering Review of the Wan Chai Development Phase II (WDII) for assessing the development proposals for compliance with the “overriding public need” test laid down by the Court of Final Appeal in the interpretation of the Protection of the Harbour Ordinance.</p>	<p>\$19.03 million</p>	<p>Completed</p>	<p>Yes. The findings and recommendations of the WDII Review, including the WDII Recommended Outline Development Plan, relevant Outline Zoning Plans and the report on cogent and convincing materials to demonstrate compliance with the “overriding public need” test, were published and uploaded onto the website of the Harbour-front Enhancement Committee (HEC) during the progress of the Review.</p>

Action party(ies) (Government / consultant / academic institution)	Subject and description of the studies	Consultancy fee involved / public officer(s) involved and their responsibility	Progress on the studies (planning / in progress / completed)	Will the studies be released to the public? If yes, through which channels? If no, what are the reasons?
EDAW City Planning Limited	Specialist Consultancy for the public engagement project entitled “Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas” (HER), under the steer of the then HEC Sub-committee on WDII Review, to advise on enhancing public participation in the Planning and Engineering Review of the WDII.	\$1.37 million	Completed	Yes. Reports of the three stages of HER were published and uploaded onto the website of the HEC during the progress of HER.

Action party(ies) (Government / consultant / academic institution)	Subject and description of the studies	Consultancy fee involved / public officer(s) involved and their responsibility	Progress on the studies (planning / in progress / completed)	Will the studies be released to the public? If yes, through which channels? If no, what are the reasons?
Public Policy Research Institute of The Hong Kong Polytechnic University	Development of the West Kowloon Cultural District	\$872,000	Completed	Yes. Results of the consultancy were released through various open channels to the public including a press release, a dedicated website of the project and briefings to LegCo and stakeholders. The consultancy report was also available for public inspection at a number of District Offices and venues of the Leisure and Cultural Services Department
Ove Arup & Partners Hong Kong Limited	Land Use Planning for the Closed Area – Feasibility Study (PlanD)	\$8,490,000	In progress	Yes. Final Report will be uploaded to Study website.

Action party(ies) (Government / consultant / academic institution)	Subject and description of the studies	Consultancy fee involved / public officer(s) involved and their responsibility	Progress on the studies (planning / in progress / completed)	Will the studies be released to the public? If yes, through which channels? If no, what are the reasons?
Aedas Ltd	The Central Reclamation Urban Design Study (also known as Urban Design Study for the New Central Harbourfront) (PlanD)	\$4,450,000	In progress	Yes. Stage 1 Public Engagement Report is being finalised and will be distributed to relevant public bodies and uploaded to Study website. Upon completion of the Study, the Final Report will be uploaded to Study website.

2008-09

No relevant studies are planned for 2008-09.

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 31 March 2008

- (c) Of the \$5.7 million increase in provision under this Programme, \$5.03 million relates to salaries for the three positions listed under (a) and (b). The balance is for related departmental and administrative expenses in the operation of the Director of Bureau's Office. The provision will facilitate the further development of the Political Appointment System which will enhance the political capacity of the governing team in the pursuit of people-based and effective governance.

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 28 March 2008

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 28 March 2008

(c) Appeal Board Panel under the Urban Renewal Authority Ordinance

-Chairman

- For hearing of appeal : \$2,310 per sitting
- For writing a decision : \$3,105

- Members : \$715 per sitting

(d) Home Purchase Allowance Appeals Committee

- Chairman : \$720 per sitting
- Members : \$720 per sitting

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 28 March 2008

Signature

Name in block letters

Raymond Young

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

27 March 2008

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 27 March 2008

The servicing of HEC and the implementation of various measures are done within the existing resources of the Planning and Lands Branch, under the Development Bureau. 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. Apart from staff cost, we have incurred about \$4 million on public engagement and related activities in 2007-08.

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 27 March 2008

- (b) Following consultation with the Wan Chai District Council (WCDC) in January 2008, a special committee chaired by the Deputy Chairman of the WCDC has been set up to map out the overall plan for revitalising old Wan Chai. The special committee comprises members of the WCDC, representatives of the DEVB and the URA, and people from various academic, arts and cultural fields. Details of the revitalisation plan are now being worked out but it is expected to cover the open-air bazaar at Tai Yuen Street/Cross Street and other district priorities of the WCDC. The URA provides the resources and manpower to support the operation of this special committee.
- (c) Should the joint efforts of DEVB and URA to adopt a “district-based” approach to revitalise the old Wan Chai area become a success, we will consider extending the approach to the revitalisation of other old urban areas, taking account of the work priorities of DEVB and URA as such district-based efforts are likely to be resource-intensive.

Signature _____

Name in block letters _____

Raymond Young

Post Title _____

Permanent Secretary for Development
(Planning and Lands)

Date _____

28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)033

Question Serial No.

0963

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 Development

Question :

- a. In connection with claims assessed for capture fisheries ex-gratia payment, it is estimated that there will be 350 cases in 2008-09. Please give details about the land clearance projects and development works concerned.
- b. What are the payment criteria?
- c. What is the estimated payment in total?

Asked by : Hon. LI Wah-ming, Fred

Reply :

- a. An Ex-gratia Allowance (EGA) exercise for fishermen affected by marine works projects is planned for the latter part of 2008, with an estimated 350 applications. The exercise is for a number of foreshore and sea-bed projects around Lamma Island and southern waters including:-
 - (i) extension of Lamma Power Station at Po Lo Tsui, Lamma Island;
 - (ii) proposed 275kV submarine cable route from Lamma Island to Cyberport;
 - (iii) proposed installation of submarine gas pipeline from the proposed Lamma Power Station Extension to the northern boundary of Hong Kong Special Administrative Region waters;
 - (iv) Outlying Islands Sewerage Stage I Phase I – Package C – Yung Shue Wan Sewage Treatment Works & Outfall;
 - (v) proposed helipad at Yung Shue Wan, Lamma Island;
 - (vi) Outlying Islands Sewerage Stage I Phase 2 – Sok Kwu Wan Sewage Collection, Treatment and Disposal Facilities; and
 - (vii) Drainage Improvement at Yung Shue Long New Village, Lamma Island.

- b. In accordance with established criteria, an EGA applicant has to fulfill the following eligibility criteria:-
- possessing a fishing vessel not exceeding 15m based in or close to the affected waters;
 - possessing a valid Marine Department licence for the vessel;
 - having acquired the vessel and registered it with the Marine Department on or before the specified cut-off date;
 - proving that the vessel is suitable for fishing purpose and equipped with adequate and suitable fishing gear for the daily operation of fishing activities in Hong Kong waters;
 - proving that the vessel has been used for fishing purposes; and
 - giving evidence that the vessel is operated by a qualified master or qualified engineer.
- c. The total EGA payment for the scheduled exercise is estimated to be about \$3.7 million.

Signature _____

Name in block letters MISS CHEUNG SIU HING

Post Title Director of Agriculture, Fisheries and Conservation

Date 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)034

Question Serial No.

1044

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Administration indicates that it will complete an interim review on the operation of the joint office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems and implement improvement measures where necessary. Please state the expenditure involved as from the implementation of the scheme, the number of complaint cases received and the number of complaint cases successfully handled?

Asked by : Hon. CHAN Wai-yip, Albert

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. For BD, the total expenditure for the three-year programme is estimated to be \$80 million.

In 2006 and 2007, the JO received about 30 200 public complaints about water seepage and completed investigation on about 20 700 cases. Investigation on the outstanding cases will continue.

Signature _____

Name in block letters _____

CHEUNG Hau-wai

Post Title _____

Director of Buildings

Date _____

20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)035

Question Serial No.

2437

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Administration will sustain its action to improve building safety, including the selection of 700 single-staircase buildings for clearance of illegal rooftop structures in 2008. Will the Government inform this Committee of the location(s) of the illegal rooftop structures which are to be cleared, the timing of clearance, the number of occupants involved and the expenditure anticipated ?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

In 2008, the Buildings Department (BD) will continue its operation to clear illegal rooftop structures of 700 single-staircase buildings. The target buildings under the clearance operation are distributed on Hong Kong Island (about 30%), in Kowloon (about 30%) and in the New Territories (about 40%). The BD currently does not have exact information on the number of occupants present in such premises but freezing surveys will be conducted by the Housing Department in due course. The total expenditure for BD for this item of work in 2008-09 is about \$28.97 million.

Signature _____

Name in block letters _____

CHEUNG Hau-wai

Post Title _____

Director of Buildings

Date _____

26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)036

Question Serial No.

1745

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The actual number of advertisement signboards removed/repared in 2007 was over 2 400, about 30% more than the planned figure in 2008. This was attributed to a special removal operation conducted by the Buildings Department in collaboration with the Home Affairs Department in the first half of last year. Will the Government conduct similar joint operations again? If not, what are the reasons?

For the special removal operation in 2007, what was the total expenditure? What was the manpower involved?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The special operation in collaboration with the Home Affairs Department for removal of abandoned signboards was undertaken from January to July in 2007 in connection with special major events held in 2007. This special operation was undertaken by a team of two professional and eight technical officers through temporary redeployment of existing resources of the Buildings Department (BD).

There is no plan for similar special operations in 2008. Nevertheless, the BD will continue its regular enforcement action against signboards in order to ensure public safety. Adequate staff resources will be deployed to patrol, identify and enforce removal or repair of defective signboards. The BD will also conduct inspections upon receipt of the general public's complaints on signboards.

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)037

Question Serial No.

1746

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 Development

Question :

Under "Translation and production of codes of practice and design manuals in Chinese", there is no expenditure for 2007-08. Will the Government inform this Committee of the progress of these manuals? When will the work be completed?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Chinese translation of most of the codes of practice and design manuals issued by the Buildings Department has been completed. So far, the Chinese version of eight codes of practice and one design manual has been published. The Chinese version of another four codes of practice is expected to be available in 2008-09.

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)038

Question Serial No.

2419

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2008-09, 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 target buildings in areas of heavy pedestrian flow and commercial activities. In this respect, what is the number of enforcement operations conducted in 2007?

Asked by : Hon. CHEUNG Hok-ming

Reply :

In 2007, 90 buildings in areas of heavy pedestrian flow and commercial activities were targeted for enforcement action against unauthorised large glass panels, advertisement signboards and TV displays installed on external walls of these buildings. About 170 unauthorised structures were identified and removal orders are being issued.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)039

Question Serial No.

0091

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

It is noted that the Department will create 55 non-directorate posts in 2008-09. Please list out in table form the grade, spectrum of duties and annual payroll cost of each post involved. Which area(s) of services will be enhanced by these newly created posts?

Asked by: Hon. CHEUNG Yu-yan, Tommy

Reply:

Details of the 55 non-directorate posts to be created in 2008-09 are as follows:

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$ '000)</u>
(a) To convert 43 non-civil service contract positions with long-term service need to civil service posts with a view to sustaining the existing level of the Buildings Department's service in licensing, management of outsourced projects, registration of building professionals and removal of unauthorised building works.	13 Building Surveyors	6,710
	9 Structural Engineers	4,787
	13 Survey Officers (Building)	2,392
	8 Technical Officers (Structural)	1,472
(b) To implement the proposed minor works control system.	1 Senior Building Surveyor/Senior Structural Engineer	975
	3 Building Surveyor/ Structural Engineer	1,596
	2 Survey Officer (Building)/Technical Officer (Structural)	368

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$ '000)</u>
(c) To establish a heritage unit to provide technical advice on compliance with the Buildings Ordinance and to process building plan submissions involving alterations and adaptive re-use of heritage buildings.	1 Senior Building Surveyor 1 Senior Structural Engineer	975 975
(d) To enhance site audit checks of new building works under construction.	4 Building Surveyor/ Structural Engineer	2,128

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)040

Question Serial No.

0092

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

How many cases of plan submissions on alteration and addition works for different types of buildings were processed by the Buildings Department in 2005-06, 2006-07 and 2007-08? Among them, how many cases were from food business premises and what were the proportions in each year?

Asked by : Hon. CHEUNG Yu-yan, Tommy

Reply :

In 2005-06, 2006-07 and 2007-08 (up to end of February 2008), the Buildings Department (BD) processed 1 212, 1 386 and 1 459 building plan submissions respectively for approval under the Buildings Ordinance for alteration and addition works in all types of buildings including food business premises. The BD does not maintain separate statistical records on the number of building plan submissions for food business premises.

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 17 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)041

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 Development

Question :

Regarding the studies (including in-house studies or those entrusted to consultants) conducted by the Buildings Department for the purposes of formulating and assessing policies, please provide the relevant information in the following format:

- (1) For the projects that have reserved funds for conducting consultancy studies in 2007-08, please provide information in the following format:

Name of Consultant (if any)	Content	Revised Estimate (\$)	Progress of Studies (under planning / in progress / completed)	The follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?

- (2) Is there any project that will reserve funds for conducting consultancy study in 2008-09? If yes, please provide the following information:

Name of Consultant (if any)	Content	Expenditure (\$)	Progress of Studies (under planning / in progress / completed)	Will the studies be released to the public if they are expected to be completed in the 2008-09 financial year? If yes, through which channels? If no, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

(1) The projects that had reserved funds for conducting consultancy studies in 2007-08 include the following:

Name of Consultant	Content	Revised Estimate (\$)	Progress of Studies (under planning / in progress/ completed)	The follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?
Samson Wong & Associates Property Consultancy Ltd	To revise the Design Manual Barrier Free Access 1997 for persons with a disability and the elderly	400,000	Completed	Preparation for the proposed legislative amendments to the building regulations to incorporate the revised obligatory design requirements is underway. The Administration intends to table the amendment legislation in the Legislative Council (LegCo) within the current legislative session.	The Labour and Welfare Bureau and the Buildings Department (BD) have conducted public consultation on the revised Design Manual and have also consulted the LegCo Panel on Welfare Services.
Ove Arup & Partners HK Ltd.	To review the Code of Practice for Fire Safety in buildings and renovation works	390,000	In progress	The BD will continue to supervise the review.	Not applicable (The study is still in progress.)

Name of Consultant	Content	Revised Estimate (\$)	Progress of Studies (under planning / in progress/ completed)	The follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?
Ronald Lu & Partners (Hong Kong) Ltd.	To study building design that supports sustainable urban living space in Hong Kong	65,000	In progress	The BD will continue to supervise the study.	Not applicable (The study is still in progress.)

(2) The projects that will reserve funds for conducting consultancy studies in 2008-09 include the following:

Name of Consultant	Content	Expenditure (\$)	Progress of Studies (under planning / in progress / completed)	Will the studies be released to the public if they are expected to be completed in the 2008-09 financial year? If yes, through which channels? If no, what are the reasons?
Ove Arup & Partners HK Ltd.	To review the Code of Practice for Fire Safety in buildings and renovation works	around \$1 million	In progress	Not applicable (The study is still in progress.)
Ronald Lu & Partners (Hong Kong) Ltd.	To study building design that supports sustainable urban living space in Hong Kong	195,000	In progress	The BD will consult the stakeholders upon completion of the study.

Signature _____

Name in block letters _____ CHEUNG Hau-wai _____

Post Title _____ Director of Buildings _____

Date _____ 31 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)042

Question Serial No.

0085

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under the targets on responding to emergencies during and outside office hours for 24-hour emergency services, will the Administration inform this Committee:

- (1) the details of the work, manpower and expenditure involved?
- (2) the average time required for responding to emergencies during and outside office hours in 2007?
- (3) whether consideration will be given to shortening the target response time, and to match the response time during office hours for cases in the New Territories with those in urban areas, and to match the response time outside office hours for cases in other areas in the New Territories with those in urban areas/new towns in the New Territories?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

- (1) Emergency cases are dealt with by existing staff of the Buildings Department (BD). Officers responsible for different geographical districts would carry out emergency inspections during office hours as part of their normal duties in the respective districts. Designated officers are put on a duty roster to perform emergency duties outside office hours on a rotational basis. As emergency services are part and parcel of the Department's duties, there is no breakdown of the expenditure incurred in this area.
- (2) The average response times for BD's staff to attend to emergency cases during and outside office hours in 2007 were 0.88 hour and 0.9 hour respectively.

- (3) The BD thoroughly reviewed the procedures in handling emergency incidents and shortened the performance pledge times for conducting inspections to emergency incidents during and outside office hours in August 2005. Instead of pledging to respond to an emergency incident in three hours irrespective of its location, the BD pledges to inspect emergency incidents in urban areas within one and half hours, in the new towns of the New Territories within two hours, and in other areas of the New Territories within three hours upon receipt of the emergency reports during office hours. For emergency reports received outside office hours, the BD will inspect the sites within two hours for cases in urban areas and new towns of the New Territories, and within three hours for cases in other areas of the New Territories.

The above revised pledge times have taken into account the longer travelling time required for staff to attend to emergency incidents in different areas of the New Territories both during and outside office hours. We consider the current pledge times appropriate and will continue to monitor our provision of emergency services.

Signature	_____
Name in block letters	<u>CHEUNG Hau-wai</u>
Post Title	<u>Director of Buildings</u>
Date	<u>26 March 2008</u>

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)043

Question Serial No.

0086

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the target on 24-hour emergency services, the actual rate of responding to emergencies within three hours for cases which occurred outside office hours in other areas in the New Territories was only 87.5% in 2007. Will the Administration inform this Committee:

- (a) Why was the rate below the target?
- (b) What are the measures to ensure responding to emergencies within the target time?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Out of the total of 791 emergency cases handled by the Buildings Department (BD) in 2007, only eight cases occurred outside office hours and fell under the category of the three-hour response time pledge (for areas in the New Territories other than new towns). Among these eight cases, the three-hour pledge was exceeded by 35 minutes in one case. As a result, the performance in this category became 87.5%. This case occurred in a remote village in Sha Tau Kok and the inspection was hindered by poor traffic conditions immediately after the hoisting of typhoon signal No. 8.

The procedures in handling emergency cases including the duties for staff to attend to emergency cases within the pledge time and the details of required reporting arrangements and established practices are stipulated in the BD's Emergency Handbook which all duty officers are required to follow. We will continue to monitor our provision of emergency services.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 19 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)044

Question Serial No.

0087

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the buildings targeted for clearance of unauthorised building works, the actual figure in 2007 exceeded the target figure by more than half. Will the Administration inform this Committee:

- (1) Why was the actual figure much higher than the target figure?
- (2) Whether consideration will be given to increasing manpower and other resources to cope with the increased workload?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The workload of the Buildings Department (BD)'s enforcement actions against unauthorised building works (UBWs) as captured in the "actual figures" depends on a number of variable factors, including the number of unauthorised structures existing in the buildings targeted for enforcement action as well as the readiness of and time taken by building owners to comply with the statutory orders. With the aim to removing the target number of 40 000 UBWs in a year, the BD will suitably adjust the number of buildings targeted for enforcement action, taking into account actual circumstances. The BD has been provided with adequate resources to adopt a multi-pronged approach in handling UBWs, including immediate removal of dangerous and new UBWs, annual large-scale operations to remove existing UBWs, and enhancing the public's awareness of problems of UBWs and their responsibilities as owners through publicity and education programmes. We will constantly monitor the progress of our operation in removing UBWs.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 18 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)045

Question Serial No.

0088

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

On the sustained action to improve building safety under “Matters Requiring Special Attention in 2008-09”, will the Administration inform this Committee:

- (1) What are the details (including locations of the target buildings), manpower and expenditure anticipated?
- (2) What is the effect of the action on building owners and tenants?
- (3) What measures will be provided to assist the owners and tenants in need?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

- (1) In 2008-09, the Buildings Department (BD) will sustain action to improve building safety, targeting 1 000 old buildings for carrying out blitz clearance of unauthorised building works (UBWs) and repair of building defects, and 700 single-staircase buildings for clearance of illegal rooftop structures.

The target buildings are located in all districts in the territory. We estimate that about 40% of the target buildings will be on the Hong Kong Island, 40% in the Kowloon peninsula and 20% in the New Territories.

The above work will mainly be handled by existing staff of BD, with part of it outsourced to private consulting firms at an estimated cost of \$28 million for 2008-09.

- (2) The above action will improve the safety conditions of the target buildings. The building owners and owners' corporations will have to organise to remove the UBWs and repair their buildings. The Administration will provide appropriate assistance and advice to them.

- (3) The BD and the Hong Kong Housing Society (HKHS) will offer financial and technical assistance to owners in need. For example, owners with financial difficulties may apply for a loan from the BD's Comprehensive Building Safety Improvement Loan Scheme or from the Home Renovation Loan Scheme of the HKHS. The Property Management Advisory Centres of the HKHS will also provide assistance to flat owners and owners' corporations on building maintenance and management matters.

Signature _____
Name in block letters CHEUNG Hau-wai
Post Title Director of Buildings
Date 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)046

Question Serial No.

0089

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the completion of an interim review on the operation of the joint office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems in "Matters Requiring Special Attention in 2008-09", will the Administration inform this Committee:

- (1) the details of the review, its anticipated date of completion, manpower involved and expenditure required?
- (2) among those cases conducting water seepage tests, what is the ratio of different testing methods employed (for example, coloured water test, flow meter test, reversible pressure test, water ponding test for floor/roof slab, fluorescent water test and infrared temperature test, etc.)? What are the reasons for employing those methods, and their effectiveness?

Asked by : Hon. FUNG Kin-kee, Frederick

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. The JO has commenced a mid-term review on the effectiveness of the programme for the first 18 months of operation. The review will be completed shortly. No additional staff resource is required to carry out the review.

As the causes of water seepage vary, the investigation of suspected seepage sources involves a method of elimination through a series of systematic non-destructive testing and analysis of findings depending on the site conditions and needs of the concerned cases. To detect any seepage from a drainage pipe within a floor slab, for example, the investigator will pour coloured water into the sanitary fitment outlet and afterwards observe any water seepage underneath. Similar to the coloured water test for sanitary fitments, the coloured water ponding test is applied for floor or roof slabs. For suspected leakage from water supply pipes, the water meter flow check or reversible pressure test is applied. The infra red thermographic scanner can detect the variations of temperature, and hence is used to detect the presence of water on a surface.

Coloured water test and water ponding test are used in most cases. They are simple and effective tests for application in most situations and may attain a high success rate. However, no testing method or equipment would be able to detect the source if the seepage is very mild or intermittent. The JO does not keep statistical breakdowns on the tests applied in individual cases.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)047

Question Serial No.

1067

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Of the various key performance measures on new buildings, the Administration has planned to attain 100% performance rate for all measures in 2008. In this connection, will the Administration give details of the measures to be taken to expedite the approval process of new building plan submissions if the additional 5.2% provision is allocated, including how much additional manpower and resources will be provided for the processing work in order to implement the proposals to expedite the approval process as recommended in an efficiency enhancement review which was conducted in response to the contents of the Policy Address?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The Buildings Department will utilise its existing manpower resources to explore measures to further enhance the efficiency of the building plan approval process. The Department has been allocated adequate resources to achieve its performance targets and will closely monitor its plan processing system to ensure smooth operation.

Among the additional provision for 2008-09, part of the provision is for the setting up of a dedicated team on heritage conservation to process building plan submissions involving alteration and adaptive re-use of heritage buildings.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)048

Question Serial No.

1068

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Please tabulate the itemised breakdown of the actual performance rates (%) of the following from 2004-05 to 2006-07:

(a) processing building plans

- within 50, 40 and 30 days for new submissions (%);
- within 20, 15 and 10 days for re-submissions (%);
- within 20, 15 and 10 days for consent applications to commence building works (%);
- within 10, 7 and 4 days for applications for occupation permits (%).

(b) processing applications for hoarding permits

- within 50, 40 and 30 days for cases of new application (%);
- within 20, 15 and 10 days for cases of re-application, fast-track processing or renewal (%).

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

Breakdown of the actual performance rates (%) from 2004-05 to 2006-07 of the items mentioned in the question is as follows:-

(a) processing building plans

Year	% of new submissions processed			
	within 30 days	within 40 days	within 50 days	within 60 days*
2004-05	7.22%	10.11%	22.95%	99.97%
2005-06	7.22%	9.87%	20.57%	99.98%
2006-07	8.66%	11.31%	19.75%	99.98%

Year	% of re-submissions processed			
	within 10 days	within 15 days	within 20 days	within 30 days*
2004-05	5.48%	10.36%	19.17%	99.91%
2005-06	5.02%	9.48%	16.96%	99.95%
2006-07	5.01%	9.24%	16.43%	99.98%

Year	% of consent applications processed			
	within 10 days	within 15 days	within 20 days	within 28 days*
2004-05	7.74%	15.11%	26.61%	99.91%
2005-06	7.41%	14.13%	24.01%	99.95%
2006-07	7.71%	14.35%	23.87%	99.92%

Year	% of occupation permits processed			
	within 4 days	within 7 days	within 10 days	within 14 days*
2004-05	11.14%	20.25%	38.98%	100%
2005-06	9.65%	22.52%	42.90%	100%
2006-07	12.69%	25.08%	42.60%	100%

* performance pledge as indicated in Controlling Officer's Report

(b) processing applications for hoarding permits

Year	% of new applications processed			
	within 30 days	within 40 days	within 50 days	within 60 days**
2004-05	19.02%	26.34%	40.49%	95.12%
2005-06	14.43%	26.56%	40.66%	99.67%
2006-07	13.75%	20.63%	35.01%	100%

Year	% of re-applications, fast-track processing or renewals processed			
	within 10 days	within 15 days	within 20 days	within 30 days**
2004-05	22.82%	32.66%	40.04%	93.51%
2005-06	20.66%	28.78%	34.68%	96.56%
2006-07	18.90%	27.31%	34.27%	99.38%

** performance pledge as indicated in Controlling Officer's Report

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)049

Question Serial No.

1053

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

When will the review on the requirements for the provision of facilities in buildings for persons with a disability and the elderly (the review) be completed? Will these requirements be incorporated into the building regulations?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The review as well as the public consultation on the proposed revised requirements were completed in November 2007. Preparation for the proposed legislative amendments to the building regulations to incorporate the revised design requirements is underway. The Administration intends to table the amendment legislation in the Legislative Council within the current legislative session.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 20 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)050

Question Serial No.

1054

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2008-09, the Buildings Department will complete an interim review on the operation of the joint office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems. What is the progress of the review? Has it achieved the effectiveness as expected? Will consideration be given to extending the work districts of the joint office? If yes, please provide the programme details, expenditure required and staff establishment involved.

Asked by : Hon. LEE Kok-long, Joseph

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. The JO has commenced a mid-term review on the effectiveness of the programme for the first 18 months of operation. The review will be completed shortly and we will refine the operation of the JO as appropriate, taking into consideration the findings of the review.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)051

Question Serial No.

1143

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under the Comprehensive Building Safety Improvement Loan Scheme, what are the main reasons for not approving the loan applications? Will the Buildings Department offer other assistance? What is the expenditure involved?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

Under the Comprehensive Building Safety Improvement Loan Scheme, loan applications are rejected mainly because of the applicants' not meeting the loan eligibility criteria or failing to provide the necessary information for consideration. Apart from financial assistance under the above loan scheme, the Buildings Department also offers social service assistance to building owners in need as and when necessary. Such work will be outsourced to non-government social service organisations at an estimated cost of \$5.2 million for 2008-09.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 19 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)052

Question Serial No.

1170

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

When will the study on developing building design guidelines that support sustainable urban living space in Hong Kong be completed? When will the guidelines be developed?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The Buildings Department has commissioned a consultancy study for the purpose of developing building design guidelines that support sustainable urban living space in Hong Kong. The study is expected to complete within 2008. The Administration will carefully examine the recommendations to be made by the consultant upon completion of the study and consult the stakeholders before deciding the way forward.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 25 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)053

Question Serial No.

1171

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

One of the targets of the Buildings Department is to promote proper maintenance of drainage works. After the outbreak of Severe Acute Respiratory Syndrome, what is the progress of work by the Buildings Department in assisting private building owners and operators at hygiene blackspots to carry out drainage repair works? What follow-up actions have been taken on the building repair orders?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

During the outbreak of Severe Acute Respiratory Syndrome in 2003, the Buildings Department organised a territory-wide inspection programme of external drainage systems of some 30 000 private residential buildings and thereafter followed up with the enforcement of repair of drainage defects identified in 6 000 of these buildings. Most of the building owners have carried out the improvement or repair works voluntarily. For the remaining cases, we have issued drainage repair orders to the owners of some 2 373 buildings. While the required repair orders for 2 351 buildings have been complied with, repair works in the remaining 22 buildings are in progress.

For the clearance of district hygiene black-spots, we have issued drainage repair orders to the owners of 294 buildings. While the required repair works have been completed for 283 buildings, repair works in the remaining 11 buildings are in progress.

We will continue with the outstanding enforcement actions.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 25 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)054

Question Serial No.

1042

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

It is estimated that the number of removal orders to be issued against unauthorised building works in existing buildings is 28 000 in 2008, which is nearly 15% less than the 32 000 plus orders issued in both 2006 and 2007. The number of unauthorised structures to be removed and irregularities to be rectified is also less than before. What are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

For the two areas of work in question, the actual performance and the estimates for 2006 and 2007 as well as the estimate for 2008, as indicated in the Controlling Officer's Report, are as follows:

	Indicators	Actual		Estimate		
		2006	2007	2006	2007	2008
(1)	Removal orders issued	32 711	32 898	25 000	25 000	28 000
(2)	Unauthorised structures removed and irregularities rectified	48 479	51 312	40 000	40 000	40 000

The estimates for the two indicators in question are the same for 2006 and 2007. When considering the corresponding estimates for 2008, we have taken into account the actual performance and experience in both 2006 and 2007. The statistical figures for performance depend on a number of varying factors, including the number of unauthorised structures existing in the buildings targeted for enforcement action as well as the readiness of and the time taken by building owners to comply with the statutory orders.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 19 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)055

Question Serial No.

1043

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the handling of reports against unauthorised building works and dilapidated buildings received from members of the public, does the Administration have adequate resources to attend to 95% of the reports upon receipt for issuing warning notices, removal orders or repair orders within the specified time limit, and for instigating prosecutions against failure to comply with the removal orders within the specified time limit?

Asked by : Hon. LEE Wing-tat

Reply :

Regarding the investigation of non-emergency reports on unauthorised building works (UBWs) and dilapidation of buildings, the Buildings Department (BD) has pledged to screen and/or inspect 95% to 100% of the different types of the reports within different specified time frames. The BD achieved all the concerned performance targets set for the year 2007. Adequate resources will be provided for the BD to carry out enforcement actions under the proposed targets in the coming year.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)056

Question Serial No.

1842

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Has the Administration set aside any provision for the list of buildings identified with illegal rooftop structures to be uploaded onto the Buildings Department (BD) webpage, so that the public will know if a building comprises illegal rooftop structures by inputting the building name and address into the system? If so, is this on-line checking service available in 2008-09?

Asked by : Hon. LEE Wing-tat

Reply :

The Buildings Department (BD) currently has no plan to upload the list of buildings identified with illegal rooftop structures onto its website for public access. However, when a statutory removal order or a warning notice is issued in respect of an illegal rooftop structure, the order will be registered in the Land Registry in accordance with the provisions of the Buildings Ordinance. For cases where warning notices are issued, if the owners fail to remove the unauthorised building works, such notices will also be registered in the Land Registry. As such, the public can check if a rooftop structure which has been issued with a removal order or warning notice by conducting searches at the Land Registry or its website.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)057

Question Serial No.

1843

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Has the Administration set aside any provision for the public to check from the Buildings Department (BD) webpage whether a building or slope has been issued a BD repair order for compliance within the period concerned, and whether a property has been registered for non-compliance with a BD removal order? If so, is this on-line checking service available in 2008-09?

Asked by : Hon. LEE Wing-tat

Reply :

The Buildings Department (BD) currently has no plan to upload information relating to statutory orders issued for removal of unauthorised building works and repair of dangerous slopes or dilapidated buildings on its website. These statutory orders will, however, be registered in the Land Registry in accordance with the provisions of the Buildings Ordinance. Members of the public may conduct searches at the Land Registry or its website for the orders so registered.

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)058

Question Serial No.

1883

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the operation of the joint office to handle public complaints about water seepage problems, when will the report of the interim review be completed?

Asked by : Hon. LEE Wing-tat

Reply :

Since July 2006, the Buildings Department 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. The JO has commenced a mid-term review on the effectiveness of the programme for the first 18 months of operation. The review will be completed shortly and we will refine the operation of the JO as appropriate, taking into consideration the findings of the review.

Signature _____

Name in block letters **CHEUNG Hau-wai** _____

Post Title **Director of Buildings** _____

Date **28 March 2008** _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)059

Question Serial No.

1884

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the development of a performance-based regulatory system, what is the progress of the work? When will the system be completed?

Asked by : Hon. LEE Wing-tat

Reply :

We have commissioned consultants to carry out studies on various aspects of planning, safety and construction requirements of buildings, including lighting and ventilation, fire safety, sanitary and drainage system and structural requirements. Some of the studies have been completed. The development of a performance-based regulatory system involves a number of building regulations. We will consider introducing legislative amendments to the relevant building regulations by phases, starting 2008/09.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 26 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)060

Question Serial No.

1885

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the Comprehensive Building Safety Improvement Loan Scheme, what is the amount of loan now available for application and how much loan has been granted? Why is the number of loan applications approved in 2007 reduced by about 40% compared with that in 2006?

Asked by : Hon. LEE Wing-tat

Reply :

The Comprehensive Building Safety Improvement Loan Scheme (CBSILS) is a revolving loan fund with a commitment of \$700 million. As at the end of February 2008, after offsetting the amount of loans repaid from the total amount of loans approved, the amount of loan fund currently available for application is about \$500 million.

The number of loan applications in 2007 was lower than that in 2006. The improved economic climate in Hong Kong and the availability of loan/grant schemes operated by other agencies in recent years are some of the possible factors which affect the number of applications under the CBSILS.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 20 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)061

Question Serial No.

2533

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

How many Deeds of Dedication had been signed by the Buildings Department in the processing of building plan submissions in 2006 and 2007? What were the land status of areas involved?

Asked by : Hon. LEE Wing-tat

Reply :

The Director of Buildings signed a total of eleven Deeds of Dedication on behalf of the Government in 2006 and 2007. The deeds involve dedication of areas in private developments for public passage, which mainly includes set-back areas at ground level and areas within the buildings concerned at various floor levels.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)062

Question Serial No.

2534

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2006 and 2007, how many inspections had been conducted by the Buildings Department in monitoring compliance with the deeds of dedication in the dedicated areas? What were the numbers of non-compliance cases?

Asked by : Hon. LEE Wing-tat

Reply :

The deeds of dedication monitored by the Buildings Department (BD) mainly provide for dedication of areas in private developments for public passage. The BD conducts periodic inspections of the dedicated areas against any obstructions to public passage. In 2006 and 2007, a total of 480 inspections were made to some 60 private developments with dedicated areas and unauthorised structures causing obstruction to public passage were identified in four locations. We have taken enforcement action on these four cases and the obstructions were subsequently removed by the parties concerned.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)063

Question Serial No.

2535

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

How much manpower and resources does the Buildings Department have in monitoring compliance with the deeds of dedication?

Asked by : Hon. LEE Wing-tat

Reply :

The deeds of dedication monitored by the Buildings Department (BD) mainly provide for dedication of areas in private developments for public passage. The BD conducts periodic inspections of the dedicated areas and takes enforcement actions against obstructions to public passage identified.

The above work is handled by existing staff of the BD as part of the Department's duties. There is no breakdown of the manpower and resources incurred in this area of work.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 28 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)064

Question Serial No.

1051

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In the 2008-09 financial year, the number of non-directorate posts in the Buildings Department will increase by 55 posts to a total of 884 posts. What are the posts, duties and salary expenses involved?

Asked by : Hon. LEUNG Kwok-hung

Reply :

Details of the 55 non-directorate posts to be created in 2008-09 are as follows :

<u>Nature</u>	<u>Posts</u>	<u>Notional annual mid-point salaries (\$'000)</u>
(a) To convert 43 non-civil service contract positions with long-term service need to civil service posts with a view to sustaining the existing level of the Buildings Department's service	13 Building Surveyors	6,710
	9 Structural Engineers	4,787
	13 Survey Officers (Building)	2,392
	8 Technical Officers (Structural)	1,472
(b) To implement the proposed minor works control system	1 Senior Building Surveyor/ Senior Structural Engineer	975
	3 Building Surveyor/Structural Engineer	1,596
	2 Survey Officer (Building) /Technical Officer (Structural)	368

<u>Nature</u>	<u>Posts</u>	<u>Notional annual mid-point salaries (\$'000)</u>
(c) To form a heritage unit to provide technical advice on compliance with the Buildings Ordinance and process building plan submissions involving alterations and adaptive re-use of heritage buildings	1 Senior Building Surveyor 1 Senior Structural Engineer	975 975
(d) To enhance site audit checks of new building works	4 Building Surveyor/Structural Engineer	2,128

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)065

Question Serial No.

1052

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In the 2008-09 financial year, the Buildings Department will carry out an interim review on the operation of the joint office in handling public complaints about water seepage problems and implement improvement measures where necessary. What is the manpower, expenditure and programme involved in this area of work? How many cases of water seepage complaints were handled by the Buildings Department in the 2007-08 financial year?

Asked by : Hon. LEUNG Kwok-hung

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. The JO has commenced a mid-term review on the effectiveness of the programme for the first 18 months of operation. The review will be completed shortly and we will refine the operation of the JO as appropriate, taking into consideration the findings of the review. No additional staffing resources are required to carry out the review.

From January to December 2007, the JO received about 17 400 public complaints about water seepage and completed investigations on about 13 400 cases. Investigation on the outstanding cases will continue.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)066

Question Serial No.

1651

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2007, the Buildings Department continued the review of the Building Regulations to modernise building design and construction standards. What are the new plans in 2008-09? What will be the expenditure involved?

Asked by : Hon. LI Kwok-ying

Reply :

In 2008-09, the Buildings Department (BD) will continue with the review of the Building Regulations to modernise building design and construction standards. The review covers various areas under the Building (Construction) Regulations, the Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulations, the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations and the Building (Planning) Regulations and we will consider introducing legislative amendments as appropriate. No additional staff resources are required as the work will be absorbed by existing staff.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)067

Question Serial No.

1652

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Please provide the details of work, and the manpower and expenditure involved, in respect of the targets on 24-hour emergency services. Among them, the actual rate of responding to emergencies “within three hours for cases in other areas in N.T.” was only 87.5% in 2007. What were the reasons?

Asked by : Hon. LI Kwok-ying

Reply :

Emergency cases are dealt with by existing staff of the Buildings Department (BD). Officers responsible for different geographical districts will carry out emergency inspections during office hours as part of their normal duties in the respective districts. Designated officers are put on a duty roster to perform emergency duties outside office hours on a rotational basis. As emergency services are part and parcel of the Department's duties, there is no breakdown of the expenditure incurred in this area.

Out of the total of 791 emergency cases handled by the BD in 2007, eight cases occurred outside office hours and fell under the category of the three-hour response time pledge (for areas in the New Territories other than new towns). Among these eight cases, there was only one case in which the three-hour pledge was exceeded by 35 minutes. As a result, the performance in this category became 87.5%. This case occurred in a remote village in Sha Tau Kok and the inspection was hindered by poor traffic conditions immediately after the hoisting of typhoon signal No. 8.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 20 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)068

Question Serial No.

2314

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

It is noted that the estimated decrease in the number of specified commercial buildings (SCBs) to be inspected in 2008 is due to the small number of remaining target SCBs. In 2008-09, what is the estimated manpower and expenditure involved? What are the methods to expedite the progress?

Asked by : Hon. LI Kwok-ying

Reply :

In 2008-09, BD will maintain the existing level of manpower with an expenditure of about \$8.1 million to inspect the 30 remaining target specified commercial buildings (SCBs) and continue to handle the outstanding cases of fire safety improvement directions issued to the target SCBs inspected in previous years. To facilitate timely compliance of the fire safety improvement directions, we will follow up with the owners on the fire safety improvement directions, provide technical advice to them on the required improvement works and help them organise themselves to carry out the required works.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 25 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)069

Question Serial No.

0757

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

For the Comprehensive Building Safety Improvement Loan Scheme, the estimated number of loan applications to be processed in 2008 is lower than the actual numbers in 2006 and 2007, while the estimated amount of loans to be approved is much reduced as compared with 2006. What are the reasons for the reduction? Will consideration be given to relax the requirements for loan application? If yes, what are the details? If no, what are the reasons?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

In estimating the number of loan applications and the amount of loans to be approved under the Comprehensive Building Safety Improvement Loan Scheme (CBSILS) in 2008, we have taken into account the experience and the actual number of loan applications received in 2006 and 2007. The improved economic climate in Hong Kong and the availability of loan/grant schemes operated by other agencies in recent years are some of the possible factors which affect the number of applications under the CBSILS.

The CBSILS has a very wide coverage and provides loans to individual owners of all types of private buildings. Applicants of interest-bearing loans are not required to go through any means-test and owners who have financial difficulties may apply for interest-free loans. The scope of the Scheme comprehensively covers the safety improvement needs of a building, such as building, fire, electrical and slope safety and removal of unauthorised building works. Its scope includes repair and maintenance works carried out both under statutory orders/directions and voluntarily. We consider the current requirements and coverage of the Scheme appropriate given its nature as a loan scheme aiming at all flat owners. However, we recognise the need to provide enhanced financial assistance to elderly owners in need and have therefore proposed to implement a new Building Maintenance Grant Scheme for Elderly Owners at a new commitment of \$1 billion.

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)070

Question Serial No.

0758

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

It is noted that the Buildings Department will “in collaboration with the licensing authorities, make further improvement to the efficiency, transparency of the licensing regime for business premises” in 2008-09. In this regard, will additional manpower be provided? If so, what are the details? If not, what are the measures to be adopted to achieve the target?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

To sustain our effort made in 2007, the Buildings Department (BD) will collaborate with the licensing authorities to continue to identify and make improvements to enhance the efficiency, transparency and customer-friendliness of the licensing regime for business premises. This area of work includes review of the licensing process, extension of good practices, participation in licensing automation whereby applicants can check on-line their application progress, enhancement of working targets and participation in Business Liaison Group meetings for various trades. The work will be undertaken by existing staff of the BD without additional manpower.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)071

Question Serial No.

0759

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In the 2008-09 Estimate, the number of removal orders to be issued against unauthorised building works and the number of unauthorised structures to be removed and irregularities rectified are smaller than those in 2007-08 and 2006-07. What are the reasons?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

For the two areas of work in question, the actual performance and the estimates for 2006 and 2007 as well as the estimate for 2008, as indicated in the Controlling Officer's Report, are as follows:

	Indicators	Actual		Estimate		
		2006	2007	2006	2007	2008
(1)	Removal orders issued	32 711	32 898	25 000	25 000	28 000
(2)	Unauthorised structures removed and irregularities rectified	48 479	51 312	40 000	40 000	40 000

The estimates for the two indicators in question are the same for 2006 and 2007. When considering the corresponding estimates for 2008, we have taken into account the actual performance and experience in both 2006 and 2007. The statistical figures for performance depend on a number of varying factors, including the number of unauthorised structures existing in the particular buildings targeted for enforcement action as well as the readiness of and the time taken by building owners to comply with the statutory orders.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 17 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)072

Question Serial No.

1510

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under the Targets in respect of buildings and building works, it is stated that 1 000 existing buildings will be targeted for clearance of unauthorised building works (UBWs) in 2008. This is lower than the actual number of 1 514 buildings targeted in 2007. Please provide the reason for such reduction and possible measures to be adopted in order to expedite the removal of UBWs?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The actual statistical figures for the Buildings Department (BD)'s enforcement actions against unauthorised building works (UBWs) depend on a number of varying factors, including the number of unauthorised structures existing in the buildings targeted for enforcement action as well as the readiness of and time taken by building owners to comply with the statutory orders. With the aim to removing 40 000 UBWs in a year, the BD will suitably adjust the number of buildings targeted for enforcement action in accordance with the actual circumstances. The BD adopts a multi-pronged approach in tackling the problem of UBWs, including immediate removal of dangerous and new UBWs, annual large-scale operations to remove existing UBWs, and enhancing the public's awareness of problems of UBWs and their responsibilities as owners through publicity and education programmes. We will continue to monitor the progress of our operation in removing UBWs.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)073

Question Serial No.

1516

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department will create 55 new posts in 2008-09. What are the nature, salaries and ranks of these posts?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

Details of the 55 non-directorate posts to be created in 2008-09 are as follows :

<u>Nature</u>	<u>Posts</u>	<u>Notional annual mid-point salaries (\$'000)</u>
(a) To convert 43 non-civil service contract positions with long-term service need to civil service posts with a view to sustaining the existing level of the Buildings Department's service	13 Building Surveyors	6,710
	9 Structural Engineers	4,787
	13 Survey Officers (Building)	2,392
	8 Technical Officers (Structural)	1,472
(b) To implement the proposed minor works control system	1 Senior Building Surveyor/ Senior Structural Engineer	975
	3 Building Surveyor/Structural Engineer	1,596
	2 Survey Officer (Building)/Technical Officer (Structural)	368

<u>Nature</u>	<u>Posts</u>	<u>Notional annual mid-point salaries (\$'000)</u>
(c) To form a heritage unit to provide technical advice on compliance with the Buildings Ordinance and process building plan submissions involving alterations and adaptive re-use of heritage buildings	1 Senior Building Surveyor	975
	1 Senior Structural Engineer	975
(d) To enhance site audit checks of new building works	4 Building Surveyor/Structural Engineer	2,128

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)074

Question Serial No.

0460

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

There are still many buildings with numerous unauthorised building works in Hong Kong. Will the Government expedite the provision of more resources to carry out inspections and removal work?

Asked by: Hon. TAM Heung-man

Reply:

The Buildings Department (BD) will continue with its multi-pronged approach in tackling the problem of unauthorised building works (UBWs), including immediate removal of dangerous and new UBWs, identifying target buildings for the annual large-scale operations to remove UBWs on external walls, and enhancing public awareness on the problems of UBWs and owners' responsibilities to safeguard building safety through publicity and education programmes. The BD will be allocated adequate resources to perform the aforementioned tasks.

Signature _____

Name in block letters CHEUNG Hau-wai _____

Post Title Director of Buildings _____

Date 17 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)075

Question Serial No.

0461

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Regarding the proposed creation of 55 posts in the Buildings Department, please provide the details of the ranks, salary information and duties of the posts concerned. What are the reasons for the creation of these posts?

Asked by: Hon. TAM Heung-man

Reply:

Details of the 55 non-directorate posts to be created in 2008-09 are as follows:

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$ '000)</u>
(a) To convert 43 non-civil service contract positions with long-term service need to civil service posts with a view to sustaining the existing level of the Buildings Department's service in licensing, management of outsourced projects, registration of building professionals and removal of unauthorised building works.	13 Building Surveyors	6,710
	9 Structural Engineers	4,787
	13 Survey Officers (Building)	2,392
	8 Technical Officers (Structural)	1,472
(b) To implement the proposed minor works control system.	1 Senior Building Surveyor/Senior Structural Engineer	975
	3 Building Surveyor/ Structural Engineer	1,596
	2 Survey Officer (Building)/Technical Officer (Structural)	368

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$ '000)</u>
(c) To establish a heritage unit to provide technical advice on compliance with the Buildings Ordinance and to process building plan submissions involving alterations and adaptive re-use of heritage buildings.	1 Senior Building Surveyor	975
	1 Senior Structural Engineer	975
(d) To enhance site audit checks of new building works under construction.	4 Building Surveyor/ Structural Engineer	2,128

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)076

Question Serial No.

0844

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational Expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

The Buildings Department has to create 55 posts in 2008-09. Please state the ranks, duties and reasons for creation of these posts.

Asked by: Hon. TIEN Pei-chun, James

Reply:

Details of the 55 non-directorate posts to be created in 2008-09 are as follows:

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$ '000)</u>
(a) To convert 43 non-civil service contract positions with long-term service need to civil service posts with a view to sustaining the existing level of the Buildings Department's service in licensing, management of outsourced projects, registration of building professionals and removal of unauthorised building works.	13 Building Surveyors	6,710
	9 Structural Engineers	4,787
	13 Survey Officers (Building)	2,392
	8 Technical Officers (Structural)	1,472
(b) To implement the proposed minor works control system.	1 Senior Building Surveyor/Senior Structural Engineer	975
	3 Building Surveyor/ Structural Engineer	1,596
	2 Survey Officer (Building)/Technical Officer (Structural)	368

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$ '000)</u>
(c) To establish a heritage unit to provide technical advice on compliance with the Buildings Ordinance and to process building plan submissions involving alterations and adaptive re-use of heritage buildings.	1 Senior Building Surveyor	975
	1 Senior Structural Engineer	975
(d) To enhance site audit checks of new building works under construction.	4 Building Surveyor/ Structural Engineer	2,128

Signature _____

Name in block letters _____ CHEUNG Hau-wai

Post Title _____ Director of Buildings

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)077

Question Serial No.

2022

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2008-09, how much resources have been set aside for the implementation of a minor works control system, including the provision of staff establishment, introduction of publicity, registration and web-based information programmes and setting up of a complaint hotline, if any?

Asked by : Hon. TO Kun-sun, James

Reply :

In 2008-09, additional resources of 13 staff with an expenditure of about \$6.063 million will be provided for the implementation of the proposed minor works control system.

Signature _____

Name in block letters CHEUNG Hau-wai

Post Title Director of Buildings

Date 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)078

Question Serial No.

2441

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 Development

Question :

The estimate for 2008 for the road constructed/widened for development is 4 105 metres, which is 4 324 metres less than the actual achievement of 8 429 metres in 2007, representing a reduction of 51.2%. Please give reasons for the drastic reduction.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The decrease in the total length of roads to be constructed/widened for development under Civil Engineering and Development Department in the estimate for 2008, as compared with the actual achievement in 2007, is mainly due to the substantial completion of Road T3 in Tai Wai and Route 8 – Sha Tin Heights Tunnel and Approaches in 2007.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)079

Question Serial No.

2211

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 Development

Question :

The Civil Engineering and Development Department will conduct a feasibility study, including a design competition, on the improvement works for Tai O in 2008-09. What are the details and the programme of the study? How much is the estimated expenditure and manpower involved in the project?

Asked by : Hon. CHEUNG Hok-ming

Reply :

In June 2007, the Government commissioned the consultancy "Improvement Works for Tai O Facelift – Feasibility Study". Having regard to the comments received from the public engagement activities organised in the course of the feasibility study, and considering the natural and cultural heritage of Tai O, the Government decided to organise a design competition with a view to inviting innovative input on how to achieve a holistic plan and implementation strategy to revitalize Tai O. The study, including the design competition, is anticipated to be completed in mid 2009.

The finalisation of the scope of the Improvement Works for Tai O Facelift depends on the outcome of the design competition. The cost and manpower for the improvement works would be ascertained when the scope is finalised.

Signature _____

Name in block letters **JOHN S V CHAI**

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

Date **27 March 2008**

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)080

Question Serial No.

1517

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 Development

Question :

Regarding matters requiring special attention in 2008-09, the Civil Engineering and Development Department will commence the planning and engineering review studies on two New Development Area (NDA) Schemes, namely the "Three-in-One" NDA comprising Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling, and Hung Shui Kiu NDA. What are the details of the review studies, including the timetable (i.e. the commencement date and completion date), and the estimated provision for the studies?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The scope of the proposed planning and engineering studies for the "Three-in-One" Scheme and Hung Shui Kiu (HSK) NDA comprises the preparation of Recommended Outline Development Plans and Recommended Layout Plans, confirmation of the feasibility of implementing the NDAs, development of preliminary design of engineering works, formulation of implementation strategies for the NDAs, conducting of Environmental Impact Assessment, including Heritage Impact Assessment, for the NDA development and the associated engineering infrastructure, and implementation of the associated site investigation works.

The study of the "Three-in-One" Scheme will commence in mid-2008 for completion in mid- 2011 and the study of the HSK NDA is planned to start in end 2008 for completion in end 2011.

Provision of \$2.4 million and \$1.0 million has been earmarked in 2008-09 for the study of the "Three-in-One" Scheme and the HSK NDA respectively.

Signature _____

Name in block letters _____

JOHN S V CHAI

Post Title _____

Director of Civil Engineering and Development

Date _____

27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)081

Question Serial No

2446

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 Development

Question:

- (a) The actual number of inspections of aerial ropeways in 2007 was 113, with an increase of 33 in number or 41%. Please advise the reasons for the increase of actual number of inspections, comparing with the estimated number, and the increase in expenditure involved.
- (b) The estimated number of inspections in 2008 is 80, which is same as the original estimate in 2007. Please advise the reasons of not increasing the estimate in 2008 in view of the actual number of inspections conducted in 2007.

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

- (a) The planned number of inspections for the aerial ropeways at Ocean Park and Ngong Ping 360 was originally set at 80 (24 for Ocean Park and 56 for Ngong Ping 360) per annum in 2006. In 2007, in view of the frequent service interruptions of the aerial ropeway of Ngong Ping 360, the number of inspections for this aerial ropeway was increased to 89, while that for Ocean Park remained unchanged. Hence, the total number of inspections for the two aerial ropeways in 2007 was 113. The increased workload was met by redeployment of existing manpower resources.
- (b) Since the re-opening of the aerial ropeway of Ngong Ping 360 on 31 December 2007, it has been operating in a reliable condition. The Department considers that the total number of inspections for the aerial ropeways at Ocean Park and Ngong Ping 360 could therefore be resumed to the 2006 planned level of 80 for 2008.

Signature _____

Name in block letters _____

HO KWONG WAI

Post Title _____

Director of Electrical and Mechanical Services

Date _____

27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)082

Question Serial No

2447

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 Development

Question:

In 2008-09, the Administration will continue to monitor the operation and maintenance of the Ngong Ping 360 aerial ropeway. Please advise the details of the measures and the associated expenditure.

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The Electrical and Mechanical Services Department (EMSD) will continue to adopt a series of measures for monitoring the safe operation and effective maintenance of Ngong Ping 360, including random and scheduled inspections; audit inspections subsequent to the completion of major alterations or overhauls of major equipment; and investigations of service interruptions.

The establishment of the enforcement team for aerial ropeway safety in EMSD comprises one engineer and one inspector and the total staff cost, in terms of notional annual mid-point salary value, is \$0.99 million. EMSD will redeploy existing manpower resources, as appropriate, to step up the monitoring of the operation and maintenance of Ngong Ping 360 on a need basis.

Signature _____

Name in block letters _____

HO KWONG WAI

Post Title _____

Director of Electrical and Mechanical Services

Date _____

27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)083

Question Serial No

1414

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 Development

Question:

In 2008-09, the Electrical and Mechanical Services Department (EMSD) will continue to monitor the operation and maintenance of Ngong Ping 360. Please advise :

- (a) what arrangement has been, and will be made to strengthen the monitoring of the aerial ropeway to ensure safety?
- (b) what is the expenditure involved?
- (c) will additional resources or manpower be required?

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

EMSD will continue to adopt a series of measures for monitoring the safe operation and effective maintenance of Ngong Ping 360, including random and scheduled inspections; audit inspections subsequent to the completion of major alterations or overhauls of major equipment; and investigation of service interruptions.

The establishment of the enforcement team for aerial ropeway safety in EMSD comprises one engineer and one inspector and the total staff cost, in terms of notional annual mid-point salary value, is \$0.99 million. EMSD will redeploy existing manpower resources, as appropriate, to step up the monitoring of the operation and maintenance of Ngong Ping 360 on a need basis.

Signature _____

Name in block letters _____

HO KWONG WAI

Post Title _____

Director of Electrical and Mechanical Services

Date _____

27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)084

Question Serial No

0451

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

Programme: (2) Mechanical Installations Safety

Controlling Officer: Director of Electrical and Mechanical Services

Director of Bureau: Secretary for Development

Question:

As regards the indicators of inspections of aerial ropeways, what is the reason that the estimated number of inspections in 2008, which is 80, is less than the 113 inspections conducted in 2007? What is the plan of the Administration to monitor the operation and maintenance of the aerial ropeway of Ngong Ping 360? How much manpower and expenses is estimated to be involved?

Asked by: Hon. LI Kwok-ying

Reply:

The planned number of inspections for the aerial ropeways at Ocean Park and Ngong Ping 360 was originally set at 80 (24 for Ocean Park and 56 for Ngong Ping 360) per annum in 2006. In 2007, in view of the frequent service interruptions of the aerial ropeway of Ngong Ping 360, the number of inspections for this aerial ropeway was increased to 89, while that for Ocean Park remained unchanged. Hence the total number of inspections for the two aerial ropeways in 2007 was 113. Since the re-opening of the aerial ropeway of Ngong Ping 360 on 31 December 2007, it has been operating in a reliable condition. The Department considers that the total number of inspections for the aerial ropeways at Ocean Park and Ngong Ping 360 could therefore be resumed to the 2006 planned level of 80 for 2008.

EMSD will continue to adopt the following established measures for monitoring the safe operation and effective maintenance of Ngong Ping 360 : (a) random and scheduled inspections; (b) audit inspections subsequent to the completion of major alterations or overhauls of major equipment; and (c) investigations of service interruptions.

The establishment of the enforcement team for aerial ropeway safety in EMSD comprises one engineer and one inspector and the total staff cost, in terms of notional annual mid-point salary value, is \$0.99 million. EMSD will redeploy existing manpower resources, as appropriate, to step up the monitoring of the operation and maintenance of Ngong Ping 360 on a need basis.

Signature _____
Name in block letters HO KWONG WAI
Post Title Director of Electrical and Mechanical Services
Date 27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)085

Question Serial No

0920

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 Development

Question:

Will the Electrical and Mechanical Services Department (EMSD) allocate additional resources to strengthen the inspections of the operation and maintenance of Ngong Ping 360?

Asked by: Hon. LI Wah-ming, Fred

Reply:

Since the re-opening of the aerial ropeway of Ngong Ping 360 on 31 December 2007, it has been operating in a reliable condition. EMSD will continue to monitor the operation of Ngong Ping 360. The current establishment of the enforcement team for aerial ropeway safety in EMSD comprises one engineer and one inspector. EMSD will redeploy existing manpower resources, as appropriate, to step up the monitoring of the operation and maintenance of Ngong Ping 360 on a need basis.

Signature _____

Name in block letters _____

HO KWONG WAI

Post Title _____

Director of Electrical and Mechanical Services

Date _____

27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)086

Question Serial No

0921

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 Development

Question:

As regards the inspections of aerial ropeways, what is the reason that the estimated number of inspections in 2008 is much less than the inspections conducted in 2007?

Asked by: Hon. LI Wah-ming, Fred

Reply:

The planned number of inspections for the aerial ropeways at Ocean Park and Ngong Ping 360 was originally set at 80 (24 for Ocean Park and 56 for Ngong Ping 360) per annum in 2006. In 2007, in view of the frequent service interruptions of the aerial ropeway of Ngong Ping 360, the number of inspections for this ropeway was increased to 89, while that for Ocean Park remained unchanged. Hence the total number of inspections for the two aerial ropeways in 2007 was 113. Since the re-opening of the aerial ropeway of Ngong Ping 360 on 31 December 2007, it has been operating in a reliable condition. The Department considers that the total number of inspections for the aerial ropeways at Ocean Park and Ngong Ping 360 could therefore be resumed to the 2006 planned level of 80 for 2008.

Signature _____

Name in block letters _____

HO KWONG WAI

Post Title _____

Director of Electrical and Mechanical Services

Date _____

27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)087

Question Serial No

2275

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

What is the annual expenditure on clearing debris on government land and what is the amount of debris cleared in 2005, 2006 and 2007 respectively?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

There is no separate account in the Lands Department (Lands D) for recording expenditure for clearing debris on government land. Nevertheless, there is an account for keeping expenditure for management and maintenance of government land, which include clearing of debris, provision of fencing, demolition of structures, etc. The expenditure of this account in 2005, 2006 and 2007 was \$8 million, \$8 million and \$10 million respectively.

In 2006 and 2007, Lands D cleared a total of 3 649 tonnes and 4 950 tonnes of construction waste. There was no comparable data for 2005.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)088

Question Serial No

2276

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is estimated that the Government will grant 418 hectares (ha) of land by private treaty grants in 2008, while the land granted in this way was about 159 ha in 2007, representing an increase of over 100% in 2008. Will the Government advise of the reasons for the significant increase in the land to be granted by private treaty grants. Please also tabulate the locations of the land expected to be granted in 2008, the reasons for making the land grants, as well as the names of holders of the land concerned.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The increase in the estimate of the area of land to be granted in 2008 by way of private treaty is mainly due to the need to complete the grants of the sites occupied by existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties therein. We hope to complete the land grants for a total of 58 sites involving about 400.17 ha for this purpose in 2008, as opposed to 15 sites granted in 2007 totaling about 152.25 ha.

The breakdown of the proposed grants in 2008 is as follows:

Type of Private Treaty Grants	No. of Cases	Area (ha)
Divestment of HA's commercial properties in existing developments	58	400.17
Land grants to the Mass Transit Railway Corporation Limited for property development	4	5.61
Land grants to HA for existing housing developments	4	3.57
Others (e.g. school/community/ public utilities, etc.)	16	8.88
Total	82	418.23

The proposed private treaty grant sites scatter around different parts of the territory.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)089

Question Serial No

2277

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The Government estimates that the number of flats involved in lease modifications, land exchanges and extensions in 2008 will be 6 600, which is six times more than the actual figure of 1 116 flats in 2006, and the actual figure of 4 561 flats in 2007 was also four times more than the figure in 2006. Please advise of the reason for the sharp increase in the number of flats concerned. Also, among the cases in 2007, what are the respective numbers of cases which involve lease modifications, land exchanges and extensions?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The number of flats produced from lease modifications, exchanges and extensions in a particular year is related to the number of applications submitted and subsequently approved by the Lands Department (Lands D) in that year and the scale of residential development involved in such approved applications. For those applications involving projects of non residential nature (for example, commercial purposes), no flats will be produced as a result of approving such applications.

In 2006, Lands D approved a total of 11 applications containing residential development which would produce a total of 1 116 flats. In 2007, 16 applications containing residential development (including two major land exchanges) were approved involving an estimated total of 4 561 flats. Looking ahead to 2008, we estimate that a number of large scale developments will be approved, resulting in the production of around 6 600 flats.

There were 109 lease modifications, 13 exchanges and ten extensions completed in 2007.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)090

Question Serial No

2278

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The estimated land acquisition/clearance costs of 2008 will amount to \$1,057 million, which marks a six-fold increase as compared with the actual figure of 2006. The actual costs of 2007 also amount to \$409 million, which is two times the amount as compared with 2006. Please state the reasons for the increase in costs, and the respective expenditure for land acquisition and clearance in 2007.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The actual land acquisition/clearance costs in 2006 were about \$151 million and were increased to about \$409 million (\$376 million for land acquisition and \$33 million for clearance) in 2007 as an additional 16.8 hectares of private land were acquired in 2007 when compared with that in 2006. The total acquisition/clearance costs are estimated to further increase to about \$1,057 million in 2008 as more private land will need to be acquired for the implementation of the planned Public Works Programme projects, such as (i) Resumption of land for Tai Po development – formation and servicing of Areas 12 (part) and 39, phase 2A and (ii) 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. The estimated costs for 2008 have also included a sum of about \$391 million for the settlement of two submitted claims for redemption money and interest under the New Territories Land Exchange Entitlements (Redemption) Ordinance.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)091

Question Serial No

0312

Head : 91 Lands Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The establishment ceiling 2008-09 of Lands Department rises from an estimated 3 726 non-directorate posts as at 31 March 2008 to 3 771 as at 31 March 2009, marking an increase of 45 posts. Please advise the ranks and responsibilities of the additional posts.

Asked by : Hon. CHEUNG Hok-ming

Reply :

Details of the 45 posts to be created in the Lands Department (Lands D) are as follows:

<u>Responsibilities</u>	<u>Programme</u>	<u>Number and Rank of Posts</u>
To implement the slope maintenance programme.	(1)	6 Geotechnical Engineers (GE) 1 Survey Officer (SO) 11 Technical Officers (TO)
To implement various railway projects taken up by the Railway Development Section.	(1)	1 Senior Estate Surveyor (SES) 2 Estate Surveyors (ES) 1 Senior Land Executive (SLE) 2 Land Executives (LE) 2 Land Inspectors I (LI I) 1 Land Inspector II (LI II) 1 Senior Survey Officer (SSO) 3 Survey Officers (SO) 2 Clerical Assistants (CA)
To expedite land transactions.	(2)	1 Survey Officer (SO) 1 Technical Officer (TO)
To expedite land transactions.	(1)	1 Senior Estate Surveyor (SES) 2 Estate Surveyors (ES) 2 Survey Officers (SO)
To form part of a pilot Dedicated Team in District Lands Office/Hong Kong West & South to explore how to expedite the processing of lease modification and land exchange applications.	(1)	1 Senior Estate Surveyor (SES) 1 Estate Surveyor (ES) 1 Survey Officer (SO)

Responsibilities

Programme

Number and Rank of Posts

To prepare for legislation on missing and illegible government leases and related land documents.

(1)

1 Senior Estate Surveyor (SES)

To expedite the approval of Deeds of Mutual Covenant and the issue of consents under Lands D Consent Scheme.

(3)

1 Senior Land Conveyancing Officer (SLCO)

Twenty-five (2 SES, 2 ES, 6 GE, 1 SLCO, 3 SO and 11 TO) of the new posts are intended to replace the existing non-civil service contract positions in Lands D.

Signature _____

Name in block letters _____

Miss Annie TAM

Post Title _____

Director of Lands

Date _____

25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)092

Question Serial No

0314

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding small houses (cases processed), please advise on:

1. the number of small houses (cases processed) include cases being processed and those already completed processing;
2. the number of small houses granted from 2003 to 2007; and
3. the total number of small house applications received from 2003 to 2007.

Asked by : Hon. CHEUNG Hok-ming

Reply :

1. In the context of the processing of small house applications, 'cases processed' consist of the following:
 - (a) cases processed but later withdrawn by the applicants;
 - (b) cases considered but later rejected;
 - (c) straightforward cases approved; and
 - (d) cases classified as non-straightforward with notification letters issued to the applicants requiring them to resolve the problems associated with their applications within a specified time frame.
2. A total of 4 301 small houses were granted from 2003 to 2007 : 711 in 2003, 839 in 2004, 930 in 2005, 809 in 2006 and 1 012 in 2007.
3. A total of 5 945 small house applications were received from 2003 to 2007 : 640 in 2003, 742 in 2004, 1 316 in 2005, 1 767 in 2006 and 1 480 in 2007.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)093

Question Serial No.

0367

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding "Land acquisition" under Programme (1) Land Administration, the actual figure of land acquired for "Rural Planning and Improvement Strategy/Village Improvement" in 2007 was zero hectare. Why?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Two Rural Planning and Improvement Strategy/Village Improvement projects originally planned for implementation in 2007 were deferred to 2008. Thus, nil acquisition of land was made in 2007.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)094

Question Serial No.

0368

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding "land disposal" under Programme (1) Land Administration, according to the estimate for 2007-08, the estimated area of land granted by way of private treaty and the number of flats were 377 hectares (ha) and 13 440 flats respectively in 2007, but the actual figures were 159.72 ha and 2 702 flats only. Please advise about the reason for such a big difference.

Asked by : Hon. CHEUNG Hok-ming

Reply :

It has taken longer than previously estimated to complete the 41 land grants to facilitate the Hong Kong Housing Authority's divestment of commercial properties in the existing public housing estates, resulting in a reduction of land granted from 357.95 ha to 152.25 ha. There has been a slippage of four railway-related development projects, a Home Ownership Scheme project, two land grants for quarters purposes and four land grants for other purposes, which involve an estimated total of 11.58 ha of land and 10 738 flats.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)095

Question Serial No.

0369

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Concerning the actual area and number of flats in respect of land granted by way of private treaty grants in 2007, please provide the statistics of those land grants by categories of their respective land uses, and advise whether the number of flats comprises all residential buildings or includes some commercial buildings.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The types of the private treaty grants completed in 2007 were broadly as follows:

Type of Private Treaty Grants	Area Granted (Hectares)	No. of Residential Flats
1. Divestment of the Hong Kong Housing Authority's commercial properties in existing developments	152.25	Not applicable
2. Sites granted to railway corporations for property development	4.00	2 702
3. Others (e.g. electricity substation, school, etc.)	3.47	Not applicable
Total	159.72	2 702

Signature _____

Name in block letters _____

Miss Annie TAM

Post Title _____

Director of Lands

Date _____

19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)096

Question Serial No.

1535

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

1. During 2008-09, Lands Department will set up a pilot Dedicated Team in District Lands Office/Hong Kong West & South to explore how to expedite the processing of lease modification and land exchange cases. Please advise on the reasons for setting up the pilot Dedicated Team in a District Lands Office on Hong Kong Island.
2. What will be the estimated expenditure and manpower involved in the project?

Asked by : Hon. CHEUNG Hok-ming

Reply :

1. The pilot Dedicated Team will be set up in the District Lands Office/Hong Kong West & South because it has the largest number of lease modification and land exchange cases under processing among all District Lands Offices.
2. The pilot Dedicated Team will comprise one Senior Estate Surveyor, three Estate Surveyors, one Senior Survey Officer and three Survey Officers. The majority of the staff will be made available through internal redeployment. The annual expenses of the Team are estimated to be \$4.18 million.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)097

Question Serial No.

1742

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Lands Department estimates that the land to be granted by way of private treaty will be two times more than the actual figure of land granted last year. Please advise on the reasons for such an increase.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The increase in the estimate of the area of land to be granted in 2008 by way of private treaty is mainly due to the need to complete the grants of the sites occupied by the existing public housing estates to facilitate the Hong Kong Housing Authority's divestment of commercial properties therein. We hope to complete the land grants for a total of 58 sites involving about 400.17 hectares (ha) for this purpose in 2008, as opposed to 15 sites granted in 2007 totaling about 152.25 ha.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)098

Question Serial No.

1078

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In the 2008-09 Budget, the Administration stated that it would adopt a flexible approach in the use of land resources, and study ways to beautify vacant land or convert it to other temporary public use. Has the Administration drawn up a provisional list for the land concerned? What are the Government's criteria for assessing the suitability of the land concerned? To whom will this batch of land be made available for application? What are the application channels and fees? How many government departments are the applications expected to go through for approval? Are there measures for simplifying the application procedures and process?

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

Reply :

As announced by the Financial Secretary in paragraph 81 of his Budget Speech, the Lands Department (Lands D) will liaise with District Councils and study ways of putting vacant land not needed in the short term to better use, for example, beautifying it or converting it to other temporary public use. On this basis, Lands D is compiling a list of vacant sites and will provide District Councils with the list shortly. Thereafter, Lands D will start discussions with District Councils on how to put such vacant sites to better use in response to the aspirations of local communities. The modus operandi for processing the applications for use of such vacant sites will be considered in the forthcoming liaison with District Councils.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)099

Question Serial No.

2142

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

How many applications for transplantation and felling of trees were received by the Government in 2005, 2006 and 2007 respectively and how many trees were involved? How many trees were approved for transplantation and felling in each of these years? What is the expenditure for this area of work in 2007-08, and, what is the estimated provision for 2008-09?

Asked by : Hon. CHOY So-yuk

Reply :

Statistics on applications for tree felling and transplanting and the number of trees involved are as follows:

Description		2005	2006	2007
No. of applications received	Approved	214	219	235
	Rejected	13	14	17
	Total	227	233	252
No. of trees involved	Approved	5 940	5 755	12 461
	Rejected	181	1 483	1 014
	Total	6 121	7 238	13 475

The expenditure for this area of work in 2007-08 is about \$1.3 million and the estimated expenditure for 2008-09 is \$1.4 million.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)100

Question Serial No.

0365

Head : 91 Lands Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question:

Regarding the studies (including in-house studies or those entrusted to consultants) conducted by the Department for the purposes of formulating and assessing policies, please provide the relevant information in the following format:

- (1) For the projects of which financial provisions were already made for conducting consultancy studies in 2007-08, please provide information in the following format:

Name of Consultant (if any)	Content	Revised Estimate (\$)	Progress of Studies (under planning / in progress / completed)	Follow-up actions taken by the Administration on the study reports and their progress (if any)	If the studies are completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?

- (2) Are there any projects of which financial provisions will be made for conducting consultancy study in 2008-09? If yes, please provide the following information:

Name of Consultant (if any)	Content	Expenditure (\$)	Progress of Studies (under planning / in progress / completed)	If the studies are expected to be completed in the 2008-09 financial year, will they be released to the public? If yes, through which channels? If no, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

There was no such study conducted by the Lands Department in 2007-08. We also do not have any plan for such study in 2008-09.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)101

Question Serial No.

0529

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Provision for this programme has increased 7.2%, which is mainly used for supporting the maintenance of man-made slopes and development of railway projects. What are the details of the establishment for and the duties of the 42 additional posts?

Asked by : Hon. HO Chun-yan, Albert

Reply :

Details of the 42 posts to be created in the Lands Department (Lands D) under Programme 1 are as follows:

Responsibilities

Number and Rank of Posts

To implement the slope maintenance programme.

6 Geotechnical Engineers (GE)
1 Survey Officer (SO)
11 Technical Officers (TO)

To implement various railway projects taken up by the Railway Development Section.

1 Senior Estate Surveyor (SES)
2 Estate Surveyors (ES)
1 Senior Land Executive (SLE)
2 Land Executives (LE)
2 Land Inspectors I (LI I)
1 Land Inspector II (LI II)
1 Senior Survey Officer (SSO)
3 Survey Officers (SO)
2 Clerical Assistants (CA)

To expedite land transactions.

1 Senior Estate Surveyor (SES)
2 Estate Surveyors (ES)
2 Survey Officers (SO)

Responsibilities

Number and Rank of Posts

To form part of a pilot Dedicated Team in District Lands Office/Hong Kong West & South to explore how to expedite the processing of lease modification and land exchange applications.

1 Senior Estate Surveyor (SES)
1 Estate Surveyor (ES)
1 Survey Officer (SO)

To prepare for legislation on missing and illegible government leases and related land documents.

1 Senior Estate Surveyor (SES)

Twenty-four (2 SES, 2 ES, 6 GE, 3 SO and 11 TO) of the new posts are intended to replace the existing non-civil service contract positions in Lands D.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)102

Question Serial No.

1084

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is mentioned in paragraph 5 of the Controlling Officer's Report that the Lands Department regularly cleaned up 704 sites under its management. What are the details of the distribution of the 704 sites in the 18 districts across the territory, the user of each site at present, and the financial resources involved in the management of these sites by the Government in each year?

Asked by : Hon. LAU Chin-shek

Reply :

The distribution of the 704 sites, by District, is as follows:

<u>District</u>	<u>No. of sites</u>
Central & Western	5
Eastern	16
Islands	66
Kowloon City	5
Kwai Tsing	3
Kwun Tong	16
North	61
Sai Kung	22
Sha Tin	40
Sham Shui Po	16
Southern	22
Tai Po	59
Tsuen Wan	7
Tuen Mun	143
Wan Chai	9
Wong Tai Sin	20
Yau Tsim Mong	16
Yuen Long	<u>178</u>
Total	<u>704</u>

These sites are currently vacant. The annual expenditure involved in the management of these sites is in the order of \$6 million.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)103

Question Serial No.

1085

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In paragraph 81 of the Budget Speech, the Financial Secretary mentioned that “the Lands Department will liaise with District Councils and study ways of putting vacant land not needed in the short term to better use, for example, beautifying it or converting it to other temporary public use.” In this regard, please provide the details of the distribution of vacant land in the 18 districts across the territory. How much vacant land is expected to be beautified or converted to other temporary public use effectively in 2008-09? What will be the financial resources involved in the beautification and conversion?

Asked by : Hon. LAU Chin-shek

Reply :

As stated by the Financial Secretary in his Budget Speech, the Lands Department (Lands D) is prepared to liaise with District Councils and study ways of putting suitable vacant sites not needed in the short term to better use, for example, beautifying them or converting them to other temporary public use. Lands D is drawing up such a list for discussion with the 18 District Councils. Pending consultation with District Councils, it is too early for us to estimate how many vacant sites could be beautified or converted to other temporary use in 2008-09 and the financial resources involved in any such beautification and conversion work.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)104

Question Serial No.

1086

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

How many school premises which have been closed as a result of under-enrolment of students are being managed by the Lands Department (Lands D)? How many vacant school premises have been converted to other public uses? Does Lands D have any plans and measures to further convert the vacant school premises to other uses for optimising the use of resources?

Asked by : Hon. LAU Chin-shek

Reply :

Nine vacant school premises (which have been closed as a result of the Consolidation of Schools Policy) are presently managed by Lands D, and one of them will soon be allocated to a government department. Applications for alternative uses of four other premises have been received from non-governmental organisations and they are under processing by Lands D in consultation with the relevant departments.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)105

Question Serial No.

1087

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

What are the user details and distribution of land let by short-term tenancies in 2006-07 and 2007-08?

Asked by : Hon. LAU Chin-shek

Reply :

The position in respect of short-term tenancies (STTs) changes from time to time throughout a year. To illustrate the position in 2006-07 and 2007-08, the October figures are set out below:

(a) By District Lands Office (DLO)

<u>DLO</u>	<u>No. of STTs as at October 2006</u>	<u>No. of STTs as at October 2007</u>
Hong Kong East	170	169
Hong Kong West & South	412	423
Kowloon East	130	137
Kowloon West	141	141
Islands	356	408
North	445	443
Sai Kung	767	825
Sha Tin	181	192
Tuen Mun	308	309

<u>DLO</u>	No. of STTs as at <u>October 2006</u>	No. of STTs as at <u>October 2007</u>
Tai Po	450	461
Tsuen Wan & Kwai Tsing	241	244
Yuen Long	<u>776</u>	<u>784</u>
	4 377	4 536
Total	=====	=====

(b) **By User**

<u>User</u>	No. of STTs as at <u>October 2006</u>	No. of STTs as at <u>October 2007</u>
Car park use	304	316
Workshop use	659	662
Private garden use	1 171	1 255
Others (e.g. open space, plant nursery, golf-driving range)	<u>2 243</u>	<u>2 303</u>
	4 377	4 536
Total	=====	=====

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)106

Question Serial No.

1027

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The area of land granted by way of private treaty has increased significantly in recent years. The estimate of land to be granted in 2008 will increase by 258.51 hectares (ha) over that of 2007, and the land granted in 2007 also increased by 104.52 ha over that of 2006. Please list out in a table the number of cases of land disposed of by way of private treaty grants from 2006 to 2008, and the use and area of land involved in each case.

Asked by : Hon. LAU Wong-fat

Reply :

The required information relating to the private treaty grants is set out in the following table:

Type of Private Treaty Grants	2006		2007		2008	
	No. of Cases	Area (ha)	No. of Cases	Area (ha)	Estimated No. of Cases	Area (ha)
Divestment of the Hong Kong Housing Authority (HA)'s commercial properties in existing developments	0	0	15	152.25	58	400.17
Land grants to railway corporations for property development	2	9.75	2	4.00	4	5.61
Land grants to HA for existing housing developments	1	12.16	0	0	4	3.57
Others (e.g. school/community/public utilities, etc.)	7	33.29	3	3.47	16	8.88
Total	10	55.20	20	159.72	82	418.23

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)107

Question Serial No.

1028

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is estimated that the total acquisition/clearance costs in 2008 will be \$647 million more than that in 2007. Where are the sites that additional acquisition/clearance expenditure will be mainly spent on?

Asked by : Hon. LAU Wong-fat

Reply :

The increase for the 2008 estimate for total acquisition/clearance costs is mainly due to the deferred settlement from 2007 to 2008 of two submitted claims for redemption money and interest of about \$391 million under the New Territories Land Exchange Entitlements (Redemption) Ordinance and also the expectation that more Public Works Programme projects will be implemented in 2008 than 2007. The additional expenditure will be mainly spent on sites in the Eastern, Islands, North, Sai Kung, Sha Tin, Tai Po, Yuen Long, Tsuen Wan and Kwai Tsing districts.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)108

Question Serial No.

1762

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2008-09, will the Administration increase resources to investigate and follow up cases of development projects in which public facilities, including public open spaces, escalators, etc., are not provided in accordance with the planning requirements? If yes, what are the additional resources and manpower involved? If no, why?

Asked by : Hon. LEE Wing-tat

Reply :

When requirements for provision and/or management of facilities for use by the public are specified in the leases, such lease conditions are enforced mainly through the existing District Lands Offices. Such lease enforcement work is overseen and co-ordinated by the Headquarters in the Lands Department. There is no plan to increase resources to this area of work.

Signature _____

Name in block letters _____

Miss Annie TAM

Post Title _____

Director of Lands

Date _____

19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)109

Question Serial No.

1763

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2008-09, will the Government allocate more resources to investigate and follow up the cases of illegal occupation of government land by private individuals? If yes, how much more resources and manpower will be provided? If no, what are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

It is planned that 16 additional staff (seven Land Executives, two Land Inspectors, three Senior Survey Officers and four Survey Officers) will be deployed to enhance land control work in 2008-09 including, among others, investigation and follow-up action against illegal occupation of government land.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)110

Question Serial No.

1764

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2008-09, will the Administration increase resources for investigating and following up breaches under short-term tenancies (STTs)? If yes, how much more resources and manpower will be added? If no, what are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

The Lands Department (Lands D) at present is administering about 4 500 STTs. In view of this substantial number of STTs, it is not practicable nor cost effective to conduct full inspections on all STTs on a regular basis. A pragmatic approach is being adopted to tackling the breaches, and the actions are co-ordinated and overseen by a monitoring committee chaired by the Director of Lands comprising among others all the 12 District Lands Offices.

This monitoring committee is also conducting a review on the application of the long-established STT policies and practices. The aim is to identify and implement improvements which will help better meet the intended objective to provide, through the STT arrangement, a system of temporary tenure which can be administered easily, fairly and cost-effectively. The need for additional manpower and resources will be examined after the completion of the review. In the meantime, Lands D has implemented, since January 2008, a pilot scheme on outsourcing part of the STT enforcement work in two of the District Lands Offices. The need for expanding the scope of the outsourcing work will be assessed in the light of the operating experience of this pilot scheme.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)111

Question Serial No.

1765

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2008-09, will the Government allocate more resources to investigate and follow up, by means of aerial surveys and site inspections, the cases of illegal use of government land or breaches of tenancy conditions? If yes, how much more resources and manpower will be added? If no, what are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

As it is neither practicable nor cost effective to conduct site inspections on all government land on a regular basis, the Lands Department (Lands D) mainly conducts inspections to blackspots and inspects those sites which are subjects of complaints and enquiries.

In investigating suspected illegal use of government land or breaches of tenancy conditions in 2008-09, Lands D will continue to rely on the information provided in the most up-to-date survey plans and the findings collected at site inspections. Aerial photos will be used as secondary evidence as deemed appropriate.

Since January 2008, Lands D has implemented a pilot scheme on outsourcing part of the short-term tenancies enforcement work in two of the District Lands Offices. The need for expanding the scope of the outsourcing work will be assessed in the light of the operating experience of this pilot scheme.

It is also planned that 16 additional staff (seven Land Executives, two Land Inspectors, three Senior Survey Officers and four Survey Officers) will be deployed to enhance land control work in 2008-09.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)112

Question Serial No.

1766

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2008-09, will the Administration consider allocating more resources so that the Lands Department may publish on its website a district-by-district summary of cases handled by the Administration on illegal occupation of government land, breach of tenancy agreements or non-compliance of planning requirements? If yes, what will be the amount of the additional resources and the relevant timetable? If not, why?

Asked by : Hon. LEE Wing-tat

Reply :

There are no plans to publish on its website cases of illegal occupation of government land, breaches of tenancy agreements or non-compliance of planning requirements as this may prejudice Government's enforcement/prosecution actions against these activities or may infringe onto private rights and privacy.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)113

Question Serial No.

1888

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

From 2004-05 to 2006-07, how many complaints against developers for breaching the land lease conditions in respect of provision of public facilities did the Administration respectively receive? How many prosecutions had been instituted? What were the results?

Asked by : Hon. LEE Wing-tat

Reply :

From 2004-05 to 2006-07, the Lands Department (Lands D) received about 30 complaints concerning land lease conditions relating to facilities required for public use in private developments. After receiving a complaint, Lands D staff conducted a site inspection and if a breach of the lease conditions was found, required it to be rectified as quickly as possible. Lands D staff followed up by inspecting the site again to ensure that the breach was rectified.

When a developer refuses or does not respond positively to Lands D's request for rectification of a breach of a lease condition in respect of provision of public facilities before the issue of the Certificate of Compliance (C of C), Lands D may refuse to issue the C of C. If Lands D's request for rectification is refused after the issue of C of C, civil legal proceedings may be instituted in respect of the breach of the obligation under the lease and for its enforcement. Prosecution is not applicable.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)114

Question Serial No.

1889

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2008-09, will the Administration increase resources to prosecute developers for breaching the land lease conditions and failing to provide the relevant public facilities, and also to prosecute individuals for breaches like illegal occupation of government land?

Asked by : Hon. LEE Wing-tat

Reply :

When requirements for provision and/or management of facilities for use by the public are specified in the leases for private developments, these lease conditions are enforced by the Lands Department (Lands D), mainly through the existing 12 District Lands Offices. When a developer refuses or does not respond positively to Lands D's request for rectification of a breach of a lease condition in respect of provision of public facilities before the issue of the Certificate of Compliance (C of C), Lands D may refuse to issue the C of C. If a developer (or owner) refuses or does not respond positively to Lands D's request for rectification after the issue of C of C, civil legal proceedings may be instituted in respect of the breach of the obligation under the lease and for its enforcement.

Prosecution against individuals for illegal occupation of government land is part of the land control work of Lands D. In 2008-09, it is planned that 16 additional staff (seven Land Executives, two Land Inspectors, three Senior Survey Officers and four Survey Officers) will be deployed to enhance land control work, including among others, prosecution work against illegal occupation of government land.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)115

Question Serial No.

2210

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2006 and 2007, how many manpower and resources were allocated to investigate and follow up cases of developers that had failed to provide public facilities, including public open spaces, escalators, planting, etc. in accordance with the land lease conditions? How many inspections had been made in that regard? How many cases of breaches were found? What were the results?

Asked by : Hon. LEE Wing-tat

Reply :

Enforcement of land lease conditions in respect of provision of public facilities under management by private developers/owners is being carried out mainly by the 12 District Lands Offices (DLOs), as part of their day-to-day work. There is no breakdown on the manpower and resources allocated by individual DLOs to this area of work. In 2006 and 2007, DLOs carried out all together 186 site inspections to follow up suspected breaches of such land lease conditions. Breaches were indeed detected in 16 of such inspections and the private developers/owners concerned responded positively to the requests for rectification of such breaches.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)116

Question Serial No.

2421

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In April 2008, a pilot Dedicated Team will be set up in District Lands Office/Hong Kong West & South. Please advise:

- a. the function and area of work of the pilot Dedicated Team; and
- b. the number of staff of the pilot Dedicated Team by rank and the number of new recruits in the Team.

Asked by : Hon. LI Fung-ying

Reply :

- a. The pilot Dedicated Team will be engaged specifically in processing lease modification and land exchange applications in the Hong Kong West & South district. It will also explore and experiment other ways to expedite the processing of these cases. These include:
 - (i) centralising the premium assessments at Lands Department Headquarters' Valuation Section;
 - (ii) promoting collaboration among government departments involved in the processing of lease modification and land exchange applications; and
 - (iii) stepping up case management and monitoring at Lands Department Headquarters.
- b. The pilot Dedicated Team will comprise eight staff, namely, one Senior Estate Surveyor, three Estate Surveyors, one Senior Survey Officer and three Survey Officers. Three of these involve new posts to be created, viz. one Senior Estate Surveyor, one Estate Surveyor and one Survey Officer. The remaining five members of the Team will be made available through internal redeployment. No new recruits will be involved in filling the eight posts.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)117

Question Serial No.

2422

Head : 91 Lands Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2008-09, there will be a net increase of 45 posts in the Lands Department (Lands D) for enhancing services. In this respect, please provide the following information:

- a. the distribution of the 45 new posts in terms of ranks, duties and assigned districts;
- b. the number of officers for filling vacancies in 2007-08 in terms of ranks, offices and assigned districts, and the total expenditures involved; and
- c. the number of staff on permanent establishment in their respective ranks in Lands D in 2007-08.

Asked by : Hon. LI Fung-ying

Reply :

- a. Details of the 45 posts to be created in the Lands Department (Lands D) are as follows:

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Office / Section</u>
6 Geotechnical Engineers (GE) 1 Survey Officer (SO) 11 Technical Officers (TO)	To implement the slope maintenance programme.	Slope Maintenance Section
1 Senior Estate Surveyor (SES) 2 Estate Surveyors (ES) 1 Senior Land Executive (SLE) 2 Land Executives (LE) 2 Land Inspectors I (LI I) 1 Land Inspector II (LI II) 1 Senior Survey Officer (SSO) 4 Survey Officers (SO) 2 Clerical Assistants (CA) 1 Technical Officer (TO)	To implement various railway projects taken up by the Railway Development Section.	Railway Development Section

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Office / Section</u>
1 Senior Estate Surveyor (SES) 2 Estate Surveyors (ES) 2 Survey Officers (SO)	To expedite land transactions.	Valuation Section
1 Senior Estate Surveyor (SES) 1 Estate Surveyor (ES) 1 Survey Officer (SO)	To form part of a pilot Dedicated Team in District Lands Office/Hong Kong West & South to explore how to expedite the processing of lease modification and land exchange applications.	District Lands Office / Hong Kong West & South
1 Senior Estate Surveyor (SES)	To prepare for legislation on missing and illegible government leases and related land documents.	Estate Management Section
1 Senior Land Conveyancing Officer (SLCO)	To expedite the approval of Deeds of Mutual Covenant and the issue of consents under Lands D Consent Scheme.	Legal Advisory and Conveyancing Office

Twenty-five (2 SES, 2 ES, 6 GE, 1 SLCO, 3 SO and 11 TO) of the new posts are intended to replace the existing non-civil service contract positions in Lands D.

- b. Details of staff posted to or recruited by Lands D for filling the vacancies arising from time to time during the period from 1 April 2007 to 15 March 2008 are set out as follows:

<u>Rank</u>	<u>Number</u>	<u>Office / Section</u>
Estate Surveyor	1	District Lands Office/Hong Kong West & South
	1	District Lands Office/North
	1	District Lands Office/Tuen Mun
	1	Urban Renewal Section
Assistant Land Surveyor	1	Survey and Mapping Office

Rank	Number	Office / Section
Land Executive	1	District Lands Office/North
	1	District Lands Office/Islands
	1	District Lands Office/Shah Tin
	2	District Lands Office/Tuen Mun
	1	District Lands Office/Sai Kung
Land Inspector II	2	District Lands Office/North
	3	District Lands Office/Islands
	1	District Lands Office/Shah Tin
	2	District Lands Office/Tai Po
	5	District Lands Office/Yuen Long
	3	District Lands Office/Sai Kung
	1	District Lands Office/Tsuen Wan & Kwai Tsing
Survey Officer (Estate)	1	District Lands Office/Hong Kong
	1	District Lands Office/Hong Kong West & South
	1	District Lands Office/Hong Kong East
	1	Acquisition Section
	1	Valuation Section
Survey Officer (Land)	1	Survey and Mapping Office
Solicitor	5	Legal Advisory and Conveyancing Office
Housing Officer	1	Squatter Control/Hong Kong Office
	2	Clearance (2) Office
Assistant Inspector of Works	2	Slope Maintenance Section
Works Supervisor II	15	Slope Maintenance Section
Chief Executive Officer	1	Departmental Administration Office
Senior Executive Officer	1	District Lands Office/Tuen Mun
Executive Officer II	1	Lands Administration Office
	1	District Lands Office/Tsuen Wan & Kwai Tsing
Clerical Officer	1	District Lands Office/Islands
	1	District Lands Office/Yuen Long
	1	District Lands Office/Sai Kung

Rank	Number	Office / Section
Assistant Clerical Officer	1	District Lands Office/Hong Kong West & South
	3	District Lands Office/Kowloon
	1	District Lands Office/North
	1	Lands Administration Office
	1	District Lands Office/Tai Po
	1	District Lands Office/Yuen Long
	1	District Lands Office/Sai Kung
	1	Railway Development Section
	1	Legal Advisory and Conveyancing Office
	4	Departmental Administration Office
Clerical Assistant	1	District Lands Office/Hong Kong West & South
	1	District Lands Office/Kowloon
	2	Lands Administration Office
	2	District Lands Office/Tai Po
	1	District Lands Office/Yuen Long
	1	Squatter Control/New Territories East (2) Office
2	Departmental Administration Office	
Office Assistant	1	District Lands Office/Tai Po
Personal Secretary I	1	Survey and Mapping Office
Supervisor of Typing Services	1	Departmental Administration Office
Typist	1	District Lands Office/North
	1	District Lands Office/Tai Po
	1	Departmental Administration Office
Motor Driver	1	District Lands Office/Hong Kong West & South
	1	District Lands Office/Tai Po
	1	District Lands Office/Yuen Long
	1	Squatter Control/Islands Office

The total notional annual mid-point salary for the posts of the above 101 officers is about \$26.85 million.

c. The estimated establishment of Lands D as at 31 March 2008 is as follows:

<u>Grade [Rank]</u>	<u>Estimated Establishment as at 31.3.2008</u>
Director of Lands	1
Estate Surveyor [Principal Government Land Agent, Government Land Agent, Chief Estate Surveyor, Senior Estate Surveyor, Estate Surveyor]	197
Land Surveyor [Principal Government Land Surveyor, Government Land Surveyor, Chief Land Surveyor, Senior Land Surveyor, Land Surveyor/Assistant Land Surveyor]	65
Solicitor [Principal Solicitor, Deputy Principal Solicitor, Assistant Principal Solicitor, Senior Solicitor, Solicitor]	35
Cartographer [Senior Cartographer, Cartographer/Assistant Cartographer]	8
Building Surveyor [Senior Building Surveyor, Building Surveyor]	2
Geotechnical Engineer [Chief Geotechnical Engineer, Senior Geotechnical Engineer, Geotechnical Engineer]	10
Housing Manager [Senior Housing Manager, Housing Manager, Assistant Housing Manager, Housing Officer]	199
Inspector of Works [Senior Inspector of Works, Inspector of Works, Assistant Inspector of Works]	9
Works Supervisor [Works Supervisor I, Works Supervisor II]	24

Grade [Rank]	<u>Estimated Establishment as at 31.3.2008</u>
Land Conveyancing Officer [Chief Land Conveyancing Officer, Senior Land Conveyancing Officer, Land Conveyancing Officer I, Land Conveyancing Officer II]	55
Land Executive [Senior Principal Land Executive, Principal Land Executive, Chief Land Executive, Senior Land Executive, Land Executive]	348
Land Inspector [Land Inspector I, Land Inspector II]	556
Survey Officer (Estate) [Chief Survey Officer (Estate), Principal Survey Officer (Estate), Senior Survey Officer (Estate), Survey Officer/Survey Officer Trainee(Estate)]	254
Survey Officer (Land) [Chief Survey Officer (Land), Principal Survey Officer (Land), Senior Survey Officer (Land), Survey Officer/Survey Officer Trainee (Land)]	240
Survey Officer (Photogrammetric) [Principal Survey Officer (Photogrammetric), Senior Survey Officer (Photogrammetric), Survey Officer/Survey Officer Trainee (Photogrammetric)]	12
Survey Officer (Building)	2
Survey Officer (Quantity)	2
Analyst/Programmer [System Manager, Analyst/Programmer I]	4
Computer Operator [Computer Operator I, Computer Operator II]	2
Photogrammetric Operator	2

Grade [Rank]	Estimated Establishment as at 31.3.2008
Technical Officer (Cartographic) [Chief Technical Officer (Cartographic), Principal Technical Officer (Cartographic), Senior Technical Officer (Cartographic), Technical Officer/Trainee (Cartographic)]	223
Technical Officer (Reprographic) [Chief Technical Officer (Reprographic), Principal Technical Officer (Reprographic), Senior Technical Officer (Reprographic), Technical Officer/Trainee (Reprographic)]	16
Technical Officer (Geotechnical) [Senior Technical Officer (Geotechnical), Technical Officer (Geotechnical)]	5
Tracer	30
Photoprinter [Photoprinter I, Photoprinter II]	36
Motor Driver	156
Foreman	7
Artisan [Artisan (Team Leader), Artisan (Welding)]	38
Chainman	212
Workman I	143
Workman II	23
Administrative Officer [Senior Administrative Officer]	1
Executive Officer [Principal Executive Officer, Chief Executive Officer, Senior Executive Officer, Executive Officer I, Executive Officer II]	40

Grade [Rank]	<u>Estimated Establishment as at 31.3.2008</u>
Treasury Accountant [Senior Treasury Accountant, Treasury Accountant]	6
Accounting Officer [Accounting Officer I, Accounting Officer II]	6
Transport Services Officer [Transport Services Officer I]	1
Clerical Officer [Senior Clerical Officer, Clerical Officer, Assistant Clerical Officer]	352
Clerical Assistant	260
Office Assistant	4
Official Language Officer [Chief Official Language Officer, Senior Official Language Officer, Official Language Officer I, Official Language Officer II]	17
Calligraphist [Senior Calligraphist, Calligraphist]	9
Personal Secretary [Senior Personal Secretary, Personal Secretary I, Personal Secretary II]	108
Typist [Senior Typist, Typist]	25
Supervisor of Typing Services	1
Confidential Assistant [Senior Confidential Assistant, Confidential Assistant]	4
Supplies Officer [Supplies Officer, Assistant Supplies Officer]	2

Grade [Rank]	<u>Estimated Establishment as at 31.3.2008</u>
Supplies Supervisor [Supplies Supervisor I, Supplies Supervisor II]	8
Supplies Assistant	<u>12</u>
Total	3 772 =====

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)118

Question Serial No.

1123

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

At present, there are still approximately 200 000 squatters and surveyed structures in Hong Kong. In comparison with the 250 or so unauthorised structures demolished every year and the 1 200 or so structures cleared in programmed squatter clearances or emergency clearances, the overall clearance operation is progressing at a slow pace, and it fails to improve effectively the living environment of the residents concerned. Will the Lands Department expedite its handling of this type of housing? If yes, please advise on the relevant arrangements and the resources required.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

Under the current policy, squatter structures covered by the Squatter Control Survey in 1982 are tolerated until such tolerated structures are required to be cleared for development projects or for environmental improvement or safety reasons. In 2007, 1 254 tolerated structures were cleared to make way for such purposes.

On the other hand, unauthorised squatter structures (not covered by the Squatter Control Survey in 1982 or structures which do not match with the survey records) will not be tolerated once detected. In 2007, 246 such unauthorised structures were cleared by the Lands Department.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)119

Question Serial No.

0445

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the setting up of a pilot Dedicated Team in District Lands Office/Hong Kong West & South, please advise of the establishment, expenses and details of the duties of the Team. Will the Department continue to set up Dedicated Teams in other districts in future? If yes, what will be the estimated additional manpower and resources involved?

Asked by : Hon. LI Kwok-ying

Reply :

The pilot Dedicated Team in District Lands Office/Hong Kong West & South will be set up in April 2008. It will comprise one Senior Estate Surveyor, three Estate Surveyors, one Senior Survey Officer and three Survey Officers. The majority of the staff will be made available through internal redeployment. The Team will specifically be engaged in work relating to the processing of lease modification and land exchange applications in that district. It will explore and experiment ways to expedite the processing of such applications. These include:

1. centralising the premium assessments at Lands Department Headquarters' Valuation Section;
2. promoting collaboration among government departments involved in the processing of lease modification and land exchange applications; and
3. stepping up case management and monitoring at Lands Department Headquarters.

The annual expenses are estimated to be \$4.18 million.

We will review the experience gained from the pilot scheme in about one year's time before deciding on whether similar arrangement should be adopted by other District Lands Offices.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)120

Question Serial No.

0768

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

During 2008-09, the Department will continue to explore measures to further streamline and expedite the processing of lease modifications and land exchanges and premium assessment, and set up a pilot Dedicated Team in District Lands Office/Hong Kong West & South in April 2008 to explore how to expedite the processing of lease modification and land exchange cases. Please provide the details of the plan in 2008-09 for taking forward the said measures and the pilot Dedicated Team.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

When the pilot Dedicated Team in District Lands Office/Hong Kong West & South is set up in April 2008, it will explore and experiment ways to expedite the processing of lease modification and land exchange applications, such as:

1. centralising the premium assessments at Lands Department Headquarters' Valuation Section;
2. promoting collaboration among government departments involved in the processing of lease modification and land exchange applications; and
3. stepping up case management and monitoring at Lands Department Headquarters.

The pilot Dedicated Team will comprise one Senior Estate Surveyor, three Estate Surveyors, one Senior Survey Officer and three Survey Officers. The majority of the staff will be made available through internal redeployment.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)121

Question Serial No.

0769

Head : 91 Lands Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The Lands Department has stated that the number of non-directorate posts would be increased by 45 to 3 771 posts as at 31 March 2009. Please inform this Committee of the nature of work, ranks and salaries of these posts.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

Details of the 45 posts to be created in the Lands Department (Lands D) are as follows:

<u>Responsibilities</u>	<u>Programme</u>	<u>Number and Rank of Posts</u>	<u>Notional Annual Mid-point Salary of the Post (\$)</u>
To implement the slope maintenance programme.	(1)	6 Geotechnical Engineers (GE)	531,930
		1 Survey Officer (SO)	183,990
		11 Technical Officers (TO)	183,990
To implement various railway projects taken up by the Railway Development Section.	(1)	1 Senior Estate Surveyor (SES)	975,300
		2 Estate Surveyors (ES)	683,340
		1 Senior Land Executive (SLE)	653,340
		2 Land Executives (LE)	382,020
		2 Land Inspectors I (LI I)	303,000
		1 Land Inspector II (LI II)	191,040
		1 Senior Survey Officer (SSO)	399,960
		3 Survey Officers (SO)	183,990
		2 Clerical Assistants (CA)	140,280
		(2)	1 Survey Officer (SO)

<u>Responsibilities</u>	<u>Programme</u>	<u>Number and Rank of Posts</u>	<u>Notional Annual Mid-point Salary of the Post (\$)</u>
		1 Technical Officer (TO)	183,990
To expedite land transactions.	(1)	1 Senior Estate Surveyor (SES) 2 Estate Surveyors (ES) 2 Survey Officers (SO)	975,300 683,340 183,990
To form part of a pilot Dedicated Team in District Lands Office/Hong Kong West & South to explore how to expedite the processing of lease modification and land exchange applications.	(1)	1 Senior Estate Surveyor (SES) 1 Estate Surveyor (ES) 1 Survey Officer (SO)	975,300 683,340 183,990
To prepare for legislation on missing and illegible government leases and related land documents.	(1)	1 Senior Estate Surveyor (SES)	975,300
To expedite the approval of Deeds of Mutual Covenant and the issue of consents under Lands D Consent Scheme.	(3)	1 Senior Land Conveyancing Officer (SLCO)	714,960

The annual salary provision for all these posts is about \$17.8 million.

Twenty-five (2 SES, 2 ES, 6 GE, 1 SLCO, 3 SO and 11 TO) of the new posts are intended to replace the existing non-civil service contract positions in Lands D.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)122

Question Serial No.

0770

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

During 2008-09, the Department will continue to undertake preparatory work on resumption and clearance of land required for the North Lantau Highway Connection connecting Hong Kong - Zhuhai - Macao Bridge to the local transport network, the Central - Wanchai Bypass and Island Eastern Corridor Link, and the Wan Chai Development Phase II projects. Please provide the details of the plans to take forward the preparatory work for the above projects and the anticipated commencement date of these projects.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) *North Lantau Highway Connection connecting Hong Kong - Zhuhai - Macao Bridge to the local transport network*

The Highways Department (Hy D) has engaged a consultant to carry out investigation and preliminary design for the North Lantau Highway Connection. The Lands Department (Lands D) will examine the consultant's proposals, identify details of land requirements and the extent of private land resumption/clearance required and advise on the land issues related to the project. According to Hy D, the programme of North Lantau Highway Connection will tie in with that of the Hong Kong - Zhuhai - Macao Bridge and the related Hong Kong Boundary Crossing Facilities.

- (b) *The Central - Wanchai Bypass and Island Eastern Corridor Link and the Wan Chai Development Phase II projects*

These projects were gazetted on 27 July 2007 under the relevant Ordinances. Lands D has carried out detailed assessment on the land requirements and identified the private lots to be resumed, easements to be created and areas to be temporarily occupied. In 2008-09, procedures for resumption and clearance of land for the projects will be initiated after authorisation of the projects in accordance with the statutory requirements. The projects are tentatively scheduled for commencement in early 2009. This commencement date may be reviewed having regard to the development of the judicial review in respect of the Central - Wanchai Bypass and Island Eastern Corridor Link.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)123

Question Serial No.

2463

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The allocation under this Programme will increase by \$83 million. Does it include any additional resources for the reinforcement of inspection against cases of unauthorised occupation of land or for inspection of short-term tenancy areas? The Audit Commission has made recommendations on land administration. Has the Lands Department allocated resources for the implementation of improvement measures? If yes, what are the details?

Asked by : Hon. TAM Heung-man

Reply :

The Lands Department (Lands D) set up in September 2007 a dedicated team comprising 45 posts to deal with land control cases accumulated up to 30 June 2007 in the New Territories (NT), leaving the eight NT District Lands Offices to focus on tackling land control cases post 30 June 2007. At the same time, seven posts were deployed to the four Urban District Lands Offices to help clear backlogs and deal with new control cases in the urban area. It is planned that 16 additional staff (seven Land Executives, two Land Inspectors, three Senior Survey Officers and four Survey Officers) will be deployed to enhance land control work in 2008-09.

Lands D at present is administering about 4 500 short-term tenancies (STTs). In view of this substantial number of STTs, a pragmatic approach is being adopted, involving issue of advisory/warning letters, termination of STTs and regularisation of technical breaches. Lands D is also conducting a review on the application of the long-established STT policies and practices. The need for additional manpower and resources will be examined after the completion of the review. In the meantime, a pilot scheme on outsourcing part of the STT enforcement work has been implemented since January 2008 in two of the District Lands Offices. The need for expanding the scope of the outsourcing work will be assessed in the light of the operating experience of this pilot scheme.

The Audit Commission conducted in 2006 a review of Lands D's administration of STTs. In this Audit Report, a number of recommendations were made, focusing on administration of rent arrears, monitoring of tenancies' performances and enforcement of tenancy conditions. The Audit Commission subsequently conducted a Value For Money Study on the temporary use of vacant government sites in 2007, making recommendations on the management of vacant site information, temporary use of vacant sites, and term contract arrangements and performance information. Lands D has implemented the recommendations made in both Audit reports by means of existing resources.

Signature	_____
Name in block letters	Miss Annie TAM
Post Title	Director of Lands
Date	26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)124

Question Serial No.

2344

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The land estimated to be granted by way of private treaty in 2008 will increase substantially to 418.23 hectares (ha) as compared to the actual figure of 159.72 ha in 2007. What are the reasons?

Asked by : Hon. WONG Kwok-hing

Reply :

The breakdown of the 418.23 ha of land to be granted by way of private treaty in 2008 is as follows:

Type of Private Treaty Grants	No. of Cases	Area (ha)
Divestment of the Hong Kong Housing Authority (HA)'s commercial properties in existing developments	58	400.17
Land grants to the Mass Transit Railway Corporation Limited for property development	4	5.61
Land grants to HA for existing housing developments	4	3.57
Others (e.g. school/community/public utilities, etc.)	16	8.88
Total	82	418.23

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)125

Question Serial No.

2345

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The land to be let by short-term tenancies (STTs) in 2008 will be increased to 80 hectares (ha). Please provide the details of these STTs, including the inspection and supervision work, the manpower involved and the cost to be expended.

Asked by : Hon. WONG Kwok-hing

Reply :

The Lands Department (Lands D) estimates that in 2008 about 80 ha of land not needed for development in the near future will be made available, through the STT arrangement, for suitable temporary uses. Such temporary uses will include mainly commercial uses; works areas of utility companies; and community and social enterprises uses.

Tenants will be strongly advised and encouraged to observe the terms and conditions specified in the STTs with due diligence. Lands D will conduct spot checks and investigate complaints against irregularities. Upon detection of breaches, Lands D will take appropriate enforcement actions which may include issue of warning letters and termination of the STTs.

The processing of new STT applications and the subsequent STT enforcement work are mainly carried out by staff in the 12 District Lands Offices. The manpower involved is estimated to be 17 200 man-hours in 2008 and the expenditure would be in the order of \$4 million.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)126

Question Serial No.

0631

Head : 118 Planning Department

Subhead (No. & title) :

700 General non-recurrent

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the "Urban Climatic Map and Standards for Wind Environment - Feasibility Study", please provide details of the schedule and the manpower involved.

Asked by : Hon. CHAN Kam-lam

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 intends to 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 pedestrian wind environment.

The Study is expected to be completed by end 2009.

The Study is managed by the Planning Department. No additional staff resources are required as work relating to the Study is absorbed by existing staff.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)127

Question Serial No.

0632

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The Planning Department predicts that the number of Town Planning Appeal Board cases to be handled in 2008 will be reduced by more than 50% as compared with the actual number of cases handled in 2007. What are the reasons for this?

Asked by : Hon. CHAN Kam-lam

Reply :

Special efforts were made by the Town Planning Appeal Board and the Planning Department to expedite the hearing of outstanding appeal cases received in the past two years. As a result, a total of 18 appeal cases were handled in 2007. Since much of the backlog has been cleared, it is anticipated that fewer cases will be handled in 2008, and the estimation is eight.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)128

Question Serial No.

0633

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

- (a) Please provide details about the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas to be carried out by the Planning Department. Will the study be completed in 2008-09?
- (b) What are the manpower and expenditure to be involved in the study?

Asked by : Hon. CHAN Kam-lam

Reply :

- (a) The Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas is scheduled for commencement in the latter half of 2008 for completion in early 2010. Public engagement activities will be undertaken in the study process.
- (b) Consultants will be commissioned to undertake the Study at an estimated cost of about \$5 million. The management of this Study will be taken up by existing staff.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)130

Question Serial No.

1536

Head : 118 Planning Department

Subhead (No. & title) :

700 General non-recurrent

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the Area Improvement Plan for the Shopping Areas of Mong Kok, please provide the details of the plan, the time of its implementation and the manpower involved.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Area Improvement Plan for the Shopping Areas of Mong Kok is a consultancy study which aims to formulate an Area Improvement Plan that enhances the overall attractiveness of the shopping areas and pedestrian experience in Mong Kok. To meet this objective, four streams of improvement initiatives are proposed, i.e., to improve the greening and streetscape of the shopping streets, the physical appearance of main public corridors, the pedestrian connectivity within the shopping area, and to develop new destinations for the public. Six priority projects for early implementation have also been proposed.

Regarding the implementation timing, we have completed the detailed design of the six priority projects and consulted the Yau Tsim Mong District Council in February 2008. We will consult other key stakeholders in the next two months and will complete the Study by mid-2008. Relevant works departments will take up the implementation of these projects afterwards.

The management of the consultancy study is absorbed by existing staff resources.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)131

Question Serial No.

1537

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

Programme: (4) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

- (a) When comparing the estimated number of hits on the website of the Planning Department in 2008 with the actual number of hits in 2007, there will be a nearly 10% increase. What is the basis for projecting the estimated number of hits? Will the Planning Department provide more information on the website to increase the number of hits?
- (b) What is the expenditure for the management and updating of the website of the Planning Department?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The estimation of the number of hits on the website of the Planning Department in 2008 is based on :
- (i) the past trend of increase in the number of hits over the last five years;
- (ii) the likely increase in the number of hits associated with public engagement activities for : -
- on-going planning studies such as the Urban Design Study for the New Central Harbourfront and the Land Use Planning for the Closed Area Feasibility Study; and
 - planning studies to be launched in 2008 including the North East New Territories New Development Areas Planning and Engineering Study, the Hong Kong Island East Harbour-front Study, the Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas, and the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas.

Apart from uploading information of planning studies onto the website, we also frequently update and continuously enrich its content.

- (b) The management and updating of the website have been and will continue to be undertaken by existing staff of the Department.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)133

Question Serial No.

1539

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

- (a) The Planning Department will conduct the planning study on the 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 in the financial year 2008-09. What is the timing schedule for this study? Is it possible to accomplish the task within this financial year?
- (b) What are the manpower and expenditure to be involved in the above planning exercise?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The planning study on the New Cross-boundary Control Point at Liantang/Heung Yuen Wai and the Associated Connecting Roads in Hong Kong will be completed by the second quarter of 2008.
- (b) Consultants have been commissioned to undertake the study at a total fee of \$3.9 million. Our manpower involvement is to manage the study, which is absorbed by existing staff resources.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)135

Question Serial No.

1743

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

Programme: (4) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

- (a) Could the Government advise us of the number of visitors received by the Hong Kong Planning and Infrastructure Exhibition Gallery (the Gallery) and the Mobile Exhibition Centre (the Centre) in 2007 as compared with that from 2004-2006?
- (b) What are the expenditures for operating the Gallery and the Centre?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The numbers of visitors received by the Gallery and the Centre from 2004 to 2007 are shown in the following table:

	2004	2005	2006	2007
The Gallery No. of Visitors	90 000	87 000	87 000	80 000
The Mobile Exhibition Centre No. of Visitors	53 000	52 000	61 000	66 000

- (b) In 2007, the expenditure for operating the Gallery was about \$2,351,000 and that for the Centre was about \$195,000.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)136

Question Serial No.

2417

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The actual number of warning letters/compliance reminders and enforcement/stop/reinstatement notices issued in 2007 (6 182) was considerably greater than that issued in 2006 (3 980). Please advise on the reasons for this and provide a breakdown of these figures with reference to the Hong Kong Island, Kowloon, the new towns and the rural areas of the New Territories (N.T.).

Asked by : Hon. CHEUNG Hok-ming

Reply :

The increase in notices issued reflects the stepping up of efforts on enforcement actions undertaken by the Planning Authority on suspicious unauthorised developments to improve the rural N.T. environment upon implementation of the Town Planning (Amendment) Ordinance 2004. The Amendment Ordinance has made provisions to shorten the enforcement procedure, strengthen the investigation power, and widen the application of reinstatement action and control on land/pond filling cases.

All enforcement cases are in the rural N.T. as the enforcement power of the Planning Authority is confined to areas previously covered by Development Permission Area Plans. The distribution of issued notices by broad districts is as follows:

	Warning Letter/ Compliance Reminder	Enforcement Notice	Reinstatement Notice	Stop Notice	Total
Yuen Long	2 999	1 555	100	7	4 661
Tuen Mun	70	68	3	0	141
North	511	310	37	2	860
Tai Po	140	138	45	0	323
Sai Kung	44	61	47	1	153
Islands	24	18	2	-	44
Total	3 788	2 150	234	10	6 182

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)137

Question Serial No.

0097

Head : 118 Planning Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the studies (including in-house studies or those entrusted to consultants) conducted by the Department for the purposes of formulating and assessing policies, please provide the relevant information in the following format:

- (1) On consultancy studies for which financial provision has been allocated in 2007-08, please provide information in the following format:

Name of Consultant (if any)	Content	Revised Estimate (\$'000)	Progress of Studies (under planning / in progress / completed)	Follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?

- (2) Has financial provision been made for consultancy studies in 2008-09? If yes, please provide the following information:

Name of Consultant (if any)	Content	Expenditure (\$'000)	Progress of Studies (under planning / in progress / completed)	Will the studies be released to the public if they are expected to be completed in the 2008-09 financial year? If yes, through which channels? If no, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

The studies conducted by the Planning Department (PlanD) for the purposes of formulating and assessing policies are indicated below:

(1) On consultancy studies in 2007-08 with financial provision:

Name of Consultant (if any)	Content	Revised Estimate (\$'000)	Progress of Studies (under planning / in progress / completed)	Follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?
In-house study (with specialist services hired from GHK (Hong Kong) Ltd, Hyder-Mott Connell Joint Venture, Parsons Brinckerhoff (Asia) Ltd and Weber Shandwick)	Hong Kong 2030: Planning Vision and Strategy	3,284	Completed	Various recommendations in the Study are being taken up as detailed planning and engineering studies, i.e. the New Development Area in North East New Territories for implementation.	Yes. Publication of final report followed by briefings to stakeholder groups. Final Report is available on PlanD's website.
Beijing University and Guangdong Urban & Rural Planning and Design Institute	Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships	2,894	In progress	Four topical study reports have been completed. The consultants are working on the final report.	N.A.
Ove Arup & Partners Hong Kong Limited	Land Use Planning for the Closed Area – Feasibility Study	2,038	In progress	N.A.	N.A.

Name of Consultant (if any)	Content	Revised Estimate (\$'000)	Progress of Studies (under planning / in progress / completed)	Follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?
Ove Arup & Partners Hong Kong Limited	Planning Study on a New Cross-boundary Control Point at Liantang/Heung Yuen Wai	5,124	In progress	The study is near completion. The Government will study the implications of the recommendations. If it is decided to proceed with the proposal, a feasibility study will be undertaken to work out implementation details.	N.A.
Chinese University of Hong Kong	Urban Climatic Map and Standards for Wind Environment – Feasibility Study	945	In progress	The Study is at the stage of data collection and analysis. Public consultation on preliminary findings is planned for end 2008. Further consultation is planned in 2009.	N.A.

Name of Consultant (if any)	Content	Revised Estimate (\$'000)	Progress of Studies (under planning / in progress / completed)	Follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?
Aedas Ltd	The Central Reclamation Urban Design Study (also known as Urban Design Study for the New Central Harbourfront)	959	In progress	Based on the design options recommended in the Study, planning/design briefs for key sites will be formulated to guide future development.	The Stage 1 Public Engagement Report is being finalised and will be distributed to relevant public bodies and uploaded onto the Study website.

(2) On consultancy studies in 2008-09 with financial provision:

Name of Consultant (if any)	Content	Expenditure (\$'000)	Progress of Studies (under planning / in progress / completed)	Will the studies be released to the public if they are expected to be completed in the 2008-09 financial year? If yes, through which channels? If no, what are the reasons?
Beijing University and Guangdong Urban & Rural Planning and Design Institute	Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships	2,832	In progress (To be completed in August/ September 2008)	Consultation on the draft Final Report will be conducted to solicit views from major advisory committees, professional and research institutes as well as academics.

Name of Consultant (if any)	Content	Expenditure (\$'000)	Progress of Studies (under planning / in progress / completed)	Will the studies be released to the public if they are expected to be completed in the 2008-09 financial year? If yes, through which channels? If no, what are the reasons?
Ove Arup & Partners Hong Kong Limited	Land Use Planning for the Closed Area – Feasibility Study	3,820	In progress	The study is not expected to be completed in 2008-09. Public engagement would be undertaken during the study process. Consultation documents and final reports of the study will be available on PlanD's website.
Chinese University of Hong Kong	Urban Climatic Map and Standards for Wind Environment – Feasibility Study	3,195	In progress	The Study is not expected to be completed in 2008-09. Public Consultation would be undertaken during the study process. Consultation documents and the final report of the study will be available on PlanD's website upon finalisation.
Aedas Ltd	The Central Reclamation Urban Design Study (also known as Urban Design Study for the New Central Harbourfront)	3,381	In progress	Stage 2 Public Engagement will be launched in April 2008 and a Public Engagement Report will be made available to the public upon completion of the work stage. Consultation documents and the final report of the study will be available on the Study website upon finalisation.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 27 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)138

Question Serial No.

0526

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What is the anticipated completion time of the Planning Study on New Cross-boundary Control Point at Liantang / Heung Yuen Wai and the Associated Connecting Roads in Hong Kong? When will public consultation be conducted?

Asked by : Hon. HO Chun-yan, Albert

Reply :

We plan to complete the Planning Study on New Cross-boundary Control Point at Liantang/Heung Yuen Wai and the Associated Connecting Roads in Hong Kong within the second quarter of 2008. We shall consult the public shortly after the completion of the study.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)139

Question Serial No.

0527

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What is the anticipated completion time of the Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas as well as the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas? When will public consultation be conducted?

Asked by : Hon. HO Chun-yan, Albert

Reply :

The Study on Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas as well as the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas are expected to commence in the latter half of 2008 for completion in early 2010. Public engagement will be included in the study process, details of which are still being worked out.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 18 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)141

Question Serial No.

1029

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

It is estimated that the number of warning letters/compliance reminders and enforcement/stop/reinstatement notices to be issued in 2008 will decrease by 562 as compared with the number issued in 2007, representing a drop of approximately 10%. Does it indicate that there has already been an improvement in the control of unauthorised development?

Asked by : Hon. LAU Wong-fat

Reply :

The 2008 decrease is only a forecast. There are indications that the industry and land owners are increasingly aware of the stepping up of enforcement actions by the Planning Authority.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)142

Question Serial No.

1006

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

With respect to the planning work related to urban renewal, has the Planning Department reserved any provision for the implementation of urban greening initiatives, including the formulation or amendment of the statutory plans for various districts? If yes, please advise on the arrangements concerned and the amount of resources that will be required.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

We are committed to the provision of greening in urban renewal projects whenever the opportunity arises. Sites for open space and amenity areas are earmarked on town plans to facilitate implementation by relevant Government departments. In addition, landscaping proposals are incorporated in all major urban renewal projects. These are part of the district planning work of the Department. Relevant work in the Planning Department is absorbed by existing staff. No separate resource has been allocated.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)144

Question Serial No.

1833

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What is the anticipated timing of completion of the Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area?

Asked by : Hon. LEE Wing-tat

Reply :

The main objectives of the Study are to examine the development potential and impact of 14 sites for development in Tuen Mun East. It is jointly commissioned by the Civil Engineering and Development Department and the Planning Department. The Study, commenced in September 2007, is scheduled for completion in late 2008.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)145

Question Serial No.

1834

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Has the Administration increased the provision of resources in 2008-09 so as to complete the review and amendment of the statutory plans as promptly as possible to meet the objectives of reducing the urban development density, mitigating “wall effects” in developments and increasing the number of breezeways and view corridors? If yes, how much additional resources will be provided, and what is the anticipated number of and which are the statutory plans that will be reviewed and submitted to the Town Planning Board for consideration? If not, what are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

Four time-limited posts will be created in 2008-09 to assist in the review of statutory plans. They include three professional grade posts (one Senior Town Planner and two Town Planners/Assistant Town Planners) and one technical grade post (one Survey Officer/Survey Officer Trainee (Planning)). The amount of expenditure to be involved is \$1.151 million in 2008-09.

In the 2007-08 Policy Address, the Government undertook to review the Outline Zoning Plans (OZPs) of various districts in a step-by-step manner and, where justified, revise the relevant planning parameters to lower the development density with a view to improving the living environment, including increasing breezeways and view corridors. Since 2007, we have reviewed seven OZPs which were published under the Town Planning Ordinance. The consideration of the representations/further representations received with respect to these published OZPs will be processed in 2008-09. In addition, we would be progressively reviewing other OZPs, according priority to waterfront areas of Victoria Harbour, areas with redevelopment potential and major development sites.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)146

Question Serial No.

1835

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

Programme: (4) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Are there any resources reserved in 2008-09 for improving the on-line provision of information, including the live broadcast of and archive service for the open meetings of the Town Planning Board on the Internet, in order to enhance public awareness of and participation in town planning? If yes, how much resources are reserved and what are the relevant work programmes? If not, what are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

It is the objective of the Town Planning Board (TPB) and the Planning Department (PlanD) to improve the dissemination of statutory planning information to the public through various means including the TPB's website and the Statutory Planning Portal. As part of these efforts, the TPB in February 2008 has revamped the structure of its website to enable more efficient searches for information and allow on-line submission of comments on planning applications and submissions in relation to the plan-making process. The Statutory Planning Portal also allows the public to have on-line access to information on statutory plans, planning applications and other matters pertaining to the plan-making process. Besides, pursuant to the requirements of the Town Planning Ordinance, all meetings of the TPB and its committees (except the parts held for deliberation and confidential items) are now open to the public and will be broadcast simultaneously for the public to observe in the Public Viewing Room of the TPB.

We have no plan to live broadcast the open meetings of the TPB through the Internet at the moment. Nevertheless, audio and video facilities are currently available at the Public Viewing Room for the media to record the proceedings of the meetings of the TPB and its committees.

The PlanD will closely monitor the situation and identify areas for further improving the dissemination of planning information to the public as appropriate. It is envisaged that expenses incurred will be absorbed from within PlanD's existing resources.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)147

Question Serial No.

1836

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

Programme: (3) Ordinance Review

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The revised estimate for 2007-08 is about 17% lower than the original estimate. What are the reasons for that? Are there any work programmes not yet completed? There is an increase of about 5% in the estimated expenditure for 2008-09. Is the amount adequate for the implementation of the relevant work programmes?

Asked by : Hon. LEE Wing-tat

Reply :

The original estimate for 2007-08 was largely related to the preparation and promulgation of new guidelines and practice notes on the new practices stemming from the Town Planning (Amendment) Ordinance 2004 which came into operation in June 2005. With the gradual adoption of the new procedures, the need for such preparation is reduced. There is no impact on the on-going tasks related to this programme. The amount for 2008-09 is adequate for the relevant work.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)148

Question Serial No.

1837

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

Programme: (3) Ordinance Review

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Are there any resources reserved in 2008-09 for the comprehensive review of the Town Planning Ordinance? If yes, what are the resources involved and the relevant work programmes? If not, what are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

Since the commencement of the Town Planning (Amendment) Ordinance 2004 in 2005, the transparency of the planning system has been greatly improved and there are no plans for a comprehensive review of the Town Planning Ordinance. We are now closely monitoring the implementation of the Amendment Ordinance and reviewing the relevant Town Planning Board guidelines and guidance notes with a view to further improving the administrative procedures within the current statutory framework.

Expenses incurred from the tasks mentioned above will be absorbed from within our existing resources.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)150

Question Serial No.

1887

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

Programme: (5) Technical Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What is the expected time of completion of the Study on Urban Climatic Map and Standards for Wind Environment?

Asked by : Hon. LEE Wing-tat

Reply :

The consultancy study is targeted for completion by end 2009. It is now at the data collection and analysis stage.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)151

Question Serial No.

1890

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

With respect to the progress of incorporating a revised set of Master Schedule of Notes (MSN) into all statutory plans, what is the number of statutory plans that have not yet incorporated the revised set of MSN? What is the anticipated timing of completion of this exercise?

Asked by : Hon. LEE Wing-tat

Reply :

A total of 104 statutory plans have incorporated the revised MSN. There are five remaining Outline Zoning Plans (The Peak Area; Central District; Cha Kwo Ling, Yau Tong & Lei Yue Mun; Central District (Extension); and Wan Chai North) which have yet to incorporate the revised MSN. The first three will be revised to incorporate the revised MSN in 2008 while we will do so for the other two pending completion of planning study or clearance of objections under the Town Planning Ordinance.

Signature _____

Name in block letters Mrs Ava S. Y. NG _____

Post Title Director of Planning _____

Date 20 March 2008 _____

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)152

Question Serial No.

1891

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

With respect to the 2 150 enforcement notices issued against unauthorised developments in 2007, what were the types of offences involved and in which districts were they mainly located?

Asked by : Hon. LEE Wing-tat

Reply :

The distribution by broad district and by type of offence is as follows:

Type of Offence	Yuen Long	Tuen Mun	North	Tai Po	Sai Kung	Islands
Open storage	770	15	203	18	2	6
Workshop	54	15	3	5	0	0
Container-related uses	328	11	0	0	0	0
Vehicle park	98	17	23	0	0	0
Filling of pond/land	112	3	63	54	46	12
Others	193	7	18	61	13	0
Total	1 555	68	310	138	61	18

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)153

Question Serial No.

1892

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What is the number of cases of unauthorised development currently under processing? How many of them will necessitate prosecution action and how many of them have been prosecuted? For the remaining cases, what are the reasons for not instituting prosecution?

Asked by : Hon. LEE Wing-tat

Reply :

A total of 450 cases of unauthorised development are being processed. Among them, 70 cases had complied with the notice requirement, discontinued or have obtained planning permission, pending issuance of compliance/cancellation notices. There were 294 cases at different stages of enforcement pending expiry of the compliance period or under investigation. The remaining 86 cases were under prosecution action including 34 cases with summonses already laid and six cases dropped after further assessment of the prospect of conviction in the light of fresh evidence such as defendants deceased or living overseas.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)154

Question Serial No.

1893

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

Programme: (4) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Are there any resources reserved in 2008-09 for promotion and public education, including the organisation of briefing sessions in schools and communities and visits to the Planning Department by schools, in order to enhance the awareness of and participation in town planning among the youth?

If yes, how much resources are reserved and what are the relevant work programmes? If not, what are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

The Planning Department disseminates town planning information and provides enquiry services through our two Enquiry Counters and runs the Hong Kong Planning and Infrastructure Exhibition Gallery to showcase major planning projects in Hong Kong. In addition, the Department has also been organising outreach activities under the annual Outreach Programme since 1996-97.

Under the Outreach Programme, the Planning Department visits about 40 secondary schools each year. During the 2-3 day visit to a school, we exhibit panels on the town planning process and give talks to the students on planning topics. To supplement the outreach activities, we also station our Mobile Exhibition Centre (MEC) for displaying town planning information in the school during our visit.

We also stage exhibitions on town planning in shopping centres and station the MEC in public housing estates and public locations near parks and shopping areas with high pedestrian flow.

In 2008-09, \$520,000 has been reserved to cover the expenditure of the Outreach Programme on design, production and transportation of exhibition panels, production of publicity materials, staging exhibitions at shopping centers and running the MEC.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)156

Question Serial No.

1895

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

Programme: (4) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Are there any resources reserved in 2008-09 for improving the on-line provision of information in respect of the Town Planning Board (TPB) meetings, such as by providing discussion papers of TPB meetings and related plans on the Internet, in order to enhance transparency and public awareness of and participation in town planning? If yes, how much resources are reserved and what are the relevant work programmes? If not, what are the reasons?

Asked by : Hon. LEE Wing-tat

Reply :

It is the objective of the Town Planning Board (TPB) and the Planning Department (PlanD) to improve the dissemination of statutory planning information to the public through various means including the TPB's website and the Statutory Planning Portal. As part of these efforts, the TPB in February 2008 has revamped the structure of its website to enable more efficient searches for information and allow on-line submission of comments on planning applications and submissions in relation to the plan-making process. The Statutory Planning Portal also allows the public to have on-line access to information on statutory plans, planning applications and other matters pertaining to the plan-making process. Besides, pursuant to the requirements of the Town Planning Ordinance, all meetings of the TPB and its committees (except for the parts held for deliberation and confidential items) are now open to the public and will be broadcast simultaneously for the public to observe in the Public Viewing Room of the TPB.

Owing to system limitation, our system could not support the uploading of TPB papers which usually involve voluminous plans and supporting technical assessments. Nevertheless, the agenda and minutes of the TPB meetings are uploaded onto the website. Except for confidential items, all papers are available at the Planning Enquiry Counters one day after they have been issued to TPB members. On the same day when the TPB meeting is held, the papers are available at the Public Viewing Room of the TPB for public inspection. The public can also forward their requests to the Secretariat of the TPB for consideration should they wish to inspect previous papers submitted to the TPB.

The PlanD will closely monitor the situation and identify areas for further improving the dissemination of planning information to the public as appropriate. It is envisaged that expenses incurred will be absorbed from within PlanD's existing resources.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)158

Question Serial No.

0948

Head : 118 Planning Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The Planning Department expects that there will be a net increase of 13 permanent posts in 2008-09. Please state the ranks and duties of, and the reasons for the posts to be created.

Asked by : Hon. TIEN Pei-chun, James

Reply :

In 2008-09, there will be a net increase of 13 posts in the Planning Department as follows:

<u>Post to be created/deleted</u>	<u>No. of posts</u>
(i) Senior Town Planner	1
(ii) Town Planner/Assistant Town Planner	2
(iii) Survey Officer/Survey Officer Trainee (Planning)	1
(iv) Systems Manager	1
(v) Analyst/Programmer I	2
(vi) Analyst/Programmer II	3
(vii) Technical Officer/Technical Officer Trainee (Cartographic)	1
(viii) Official Languages Officer I	4
(ix) Chief Town Planner	- 2
	13

The new posts (i) – (iii) are required to assist in the review of development parameters in Outline Zoning Plans (OZPs) and for development sites. Pursuant to the new initiative as per the Policy Agenda on Quality City and Quality Life of the 2007-08 Policy Address, we are required to progressively stipulate in all OZPs clear development restrictions on plot ratio, site coverage and/or building height where justified to improve the living environment. The new posts will be created on a time-limited basis for five years to expedite the work.

For posts (iv) – (viii), they are to be created to replace 11 non-civil service contract positions with long-term needs in the Department. They are responsible for implementation of technological initiatives, providing programming and technical support to IT systems and management of IT-related projects and performing translation work for the Department including the Town Planning Board.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)159

Question Serial No.

2017

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Has the Administration reserved any resources for the completion of the review on the statutory plans for the various districts of Kowloon West in 2008-09 so as to meet the objectives of reducing the urban development density, mitigating “wall effects” in developments and increasing the number of breezeways and view corridors? If yes, what is the anticipated number of and which are the statutory plans that will be reviewed and submitted to the Town Planning Board for consideration within this year? If not, what are the reasons?

Asked by : Hon. TO Kun-sun, James

Reply :

Four time-limited posts will be created in 2008-09 to assist in the review of statutory plans. They include three professional grade posts (one Senior Town Planner and two Town Planners/Assistant Town Planners) and one technical grade post (one Survey Officer/Survey Officer Trainee (Planning)). The amount of expenditure to be involved is \$1.151 million in 2008-09.

In the 2007-08 Policy Address, the Government undertook to review the Outline Zoning Plans (OZPs) of various districts in a step-by-step manner and, where justified, revise the relevant planning parameters to lower the development density with a view to improving the living environment, including increasing breezeways and view corridors. Since 2007, we have reviewed seven OZPs which were published under the Town Planning Ordinance. The consideration of the representations/further representations received with respect to these published OZPs will be processed in 2008-09. In addition, we would be progressively reviewing other OZPs including those covering Kowloon West, according priority to waterfront areas of Victoria Harbour, areas with redevelopment potential and major development sites.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)160

Question Serial No.

1389

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What is the anticipated timing of completion of the statutory planning process for Wan Chai Development Phase II and the completion of the Central Reclamation Urban Design Study?

Asked by : Hon. YEUNG Sum

Reply :

Amendments to the draft Wan Chai North and draft North Point Outline Zoning Plans (OZPs) to reflect the Wan Chai Development Phase II proposals have been gazetted under the Town Planning Ordinance on 27 July 2007. The Town Planning Board has completed its consideration of the objections and representations received. The two draft OZPs would be submitted to the Chief Executive in Council for approval later this year.

The "Central Reclamation Urban Design Study" (also known as "Urban Design Study for the New Central Harbourfront") is targeted for completion by end 2008 after a stage two public consultation to be launched shortly.

Signature _____

Name in block letters Mrs Ava S. Y. NG

Post Title Director of Planning

Date 28 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)161

Question Serial No.

1390

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

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Will the Administration have the resources necessary for the completion of the review on the statutory plans for the various districts of Hong Kong Island in 2008-09 so as to meet the objectives of reducing the urban development density, mitigating “wall effects” in developments and increasing the number of breezeways and view corridors? If yes, what is the anticipated number of statutory plans that will be reviewed and submitted to the Town Planning Board for consideration within this year and which statutory plans will be involved? If not, what are the reasons?

Asked by : Hon. YEUNG Sum

Reply :

Four time-limited posts will be created in 2008-09 to assist in the review of statutory plans. They include three professional grade posts (one Senior Town Planner and two Town Planners/Assistant Town Planners) and one technical grade post (one Survey Officer/Survey Officer Trainee (Planning)). The amount of expenditure to be involved is \$1.151 million in 2008-09.

In the 2007-08 Policy Address, the Government undertook to review the Outline Zoning Plans (OZPs) of various districts in a step-by-step manner and, where justified, revise the relevant planning parameters to lower the development density with a view to improving the living environment, including increasing breezeways and view corridors. Since 2007, we have reviewed seven OZPs, three of which are for districts on the Hong Kong Island. They have been published under the Town Planning Ordinance and the consideration of the representations/further representations received with respect to these published OZPs will be processed in 2008-09. In addition, we would be progressively reviewing other OZPs including those on Hong Kong Island, according priority to waterfront areas of Victoria Harbour, areas with redevelopment potential and major development sites.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)162

Question Serial No.

1079

Head : 701 Land Acquisition

Subhead (No. & title) :

1034CA Special Compensation payments
for former residents of the Tiu Keng Ling
Cottage Area

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

What is the progress to date of the item "Special compensation payments for former residents of the Tiu Keng Leng Cottage Area" under Subhead 1034CA? When is this compensation item expected to complete?

Asked by : Hon. LAU Chin-shek

Reply :

About 85% of the approved project provision has been paid. Processing of applications for payments by the Housing Department under this subhead is still on-going and there is no cut-off date for submitting applications for payments from eligible former residents.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)163

Question Serial No.

1080

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 Development

Question :

Regarding Subhead 1004CA "Compensation for surrenders and resumptions: miscellaneous", the estimate of 2008-09 increases significantly over the revised estimate of 2007-08. Why? What are the major projects of which compensation payments are expected to be made in the coming year?

Asked by : Hon. LAU Chin-shek

Reply :

Payment of outstanding compensation claims arising from projects varies from year to year, depending on the amount of the claims in the cases involved and the progress of settling the compensation claims arising from such cases. The estimated provision of \$16.152 million is mainly based on compensation claims currently being processed in relation to resumption at Inverness Road, Diamond Hill and the Hong Kong Housing Society's Urban Improvement Scheme at To Kwa Wan which are expected to be agreed and settled in 2008-09.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)164

Question Serial No.

1081

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 Development

Question :

Regarding Subhead 1100CA "Compensation and ex-gratia allowances in respect of projects in the Public Works Programme", the estimate of 2008-09 increases significantly by more than two times over the revised estimate of 2007-08. Why? And what are the major projects of which payments of compensation and ex-gratia allowances are expected to be made in 2008-09?

Asked by : Hon. LAU Chin-shek

Reply :

The increase in the 2008-09 estimate is mainly caused by the deferment from 2007-08 to 2008-09 of a compensation claim involving \$1,061 million in relation to the Penny's Bay Reclamation Project and that more new projects in the Public Works Programme involving payment for compensation and ex-gratia allowances will be implemented in 2008-09 than 2007-08.

Apart from the Penny's Bay Reclamation Project, the following are the other major items with compensation and ex-gratia allowances expected to be paid in 2008-09 to the owners and occupiers for the resumption of private land:

1. Resumption of land for Tai Po development – formation and servicing of Areas 12 (part) and 39, phase 2A;
2. 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;
3. Improvement to Island Eastern Corridor, section between North Point Interchange and Sai Wan Ho;

4. Resumption of land for 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;
5. Widening of Tolo Highway/Fanling Highway between Island House Interchange and Fanling;
6. Central – Wanchai Bypass and Island Eastern Corridor Link;
7. Yuen Long Bypass Floodway, Yuen Long; and
8. Construction of roads and drains to serve the housing development in Area 56, Tuen Mun.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 25 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)165

Question Serial No.

1082

Head : 701 Land Acquisition

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The original estimate for 2007-08 under Head 701 was about \$1,900 million, but the revised estimate was about \$500 million only. What are the reasons for the substantial decrease in expenditure? Are there any measures to avoid such a big difference in the estimate for 2009-10?

Asked by : Hon. LAU Chin-shek

Reply :

The decrease in expenditure is mainly due to the deferred compensation payment under the Penny's Bay Reclamation Project from 2007-08 to 2008-09. We anticipate that the compensation claim for the project will be settled in 2008-09.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 26 March 2008

Examination of Estimates of Expenditure 2008-09
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)166

Question Serial No.

0376

Head : 703 - Buildings

Subhead (No. & title) :

3055RE A permanent planning and
infrastructure exhibition gallery at City Hall
Annex

Programme:

Controlling Officer: Director of Architectural Services

Director of Bureau: Secretary for Development

Question :

The project of a permanent planning and infrastructure exhibition gallery at City Hall Annex is at a rough order of cost of \$176 million while the estimated expenditure in 2008-09 is only \$5 million. What is the timetable for using the \$171 million? How can the progress of the project be expedited?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

We aim to commence advance work for the project in the fourth quarter of 2008 for completion of the project in the second quarter of 2012. As the City Hall Annex Building is located adjacent to the City Hall Concert Hall and other noise-sensitive facilities, noisy works are restricted to limited working hours. The programme of the project will therefore be longer than normal. The Architectural Services Department will work closely with the Leisure and Cultural Services Department to shorten the programme where possible.

Signature _____

Name in block letters _____ C. H. YUE _____

Post Title _____ Director of Architectural Services _____

Date _____ 18 March 2008 _____