

ITEM FOR ESTABLISHMENT SUBCOMMITTEE OF FINANCE COMMITTEE

**Head 138 – GOVERNMENT SECRETARIAT :
DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

Subhead 000 Operational expenses

Members are invited to recommend to Finance Committee the creation of the following permanent post in the Planning and Lands Branch of the Development Bureau with effect from 1 July 2012 –

1 Administrative Officer Staff Grade C
(D2) (\$126,500 - \$138,350)

PROBLEM

We need additional support at the directorate level to take over some of the on-going duties and responsibilities of the Development Opportunities Office (DOO) upon its discontinuation and to take forward the policy initiatives relating to land administration.

PROPOSAL

2. We propose to create a permanent post of Administrative Officer Staff Grade C (AOSGC) (D2), designated as Principal Assistant Secretary (Planning and Lands)7 (PAS(PL)7), in the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) with effect from 1 July 2012 upon the lapse of a supernumerary post of Administrative Officer Staff Grade B (AOSGB) (D3) in DOO to take over some of the latter's on-going duties and responsibilities. We also take the opportunity to rationalise the division of responsibilities between the existing Principal Assistant Secretary (Planning and Lands)1 (PAS(PL)1) and the proposed PAS(PL)7 for taking forward the policy initiatives relating to land administration.

/JUSTIFICATION

JUSTIFICATION

Discontinuation of DOO

3. As part of the Government's response to a slowdown in private sector investment in land development projects in the aftermath of the financial tsunami in late 2008, DOO was established under DEVB on 1 July 2009 on a time-limited basis for a period of three years to provide one-stop consultation and co-ordination services to land development proposals that would bring broader social and economic merits to Hong Kong. DOO is headed by a supernumerary post of AOSGB (created vide EC(2009-10)6), designated as Head/DOO, which will lapse after 30 June 2012.

4. At the time of establishment of DOO, we undertook to carry out a review on the effectiveness and continued need of DOO before deciding on the long-term arrangements, scope of work and organisation set-up in future. DEVB has completed the review and the details of the outcome are set out in the paper entitled "Review on the Work of the Development Opportunities Office under the Development Bureau" issued to the Legislative Council (LegCo) Panel on Development on 9 January 2012 (LC Paper No. CB(1) 797/11-12(05)).

5. In short, taking into account the changing economic situations and work priorities of DEVB, in particular the need for a separate dedicated office to advocate and facilitate the transformation of Kowloon East into a premier business district, and engage the community in the planning of the new business district, we have decided to cease the operation of the present DOO after 30 June 2012. Facilitation of the implementation of meritorious land development proposals relating to the Government's new initiative on Energising Kowloon East will fall under the purview of work of the Kowloon East Development Office (KEDO) to be set up in the Works Branch of DEVB starting from 1 July 2012, while the relevant departments and policy units in DEVB, after the cessation of DOO, will assist in other meritorious land development projects within their respective purviews where required and appropriate.

DOO's On-going Duties and Responsibilities

6. With the discontinuation of DOO, there is a need to put in place appropriate arrangements to continue to take forward a number of key on-going or emerging policy matters on planning and land use currently shouldered by DOO. They include –

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- (a) formulating and overseeing implementation of measures to encourage revitalisation of older industrial buildings;
- (b) co-ordinating policy measures to promote district-based regeneration of former industrial areas;
- (c) providing secretariat support to the Land and Development Advisory Committee (LDAC); and
- (d) providing secretariat support to the Steering Committee on Housing Land Supply (the Steering Committee) chaired by the Financial Secretary (FS) and co-ordinating the follow-up actions arising from the Steering Committee by the relevant bureaux/departments (B/Ds).

7. The measures to encourage revitalisation of older industrial buildings were announced by the Chief Executive (CE) in his 2009-10 Policy Address. A mid-term review on the measures was completed in September 2011, following which a number of refinements to the existing measures have been introduced and the application period for them have been extended by three years to 31 March 2016. Successful implementation of the package of measures to facilitate the redevelopment and wholesale conversion of eligible industrial buildings, including the refinements introduced following the mid-term review, requires close liaison with other B/Ds. It is important that the relevant work continues to be well co-ordinated and monitored. There is also a need to continue to co-ordinate the efforts relating to the promotion of district-based regeneration of former industrial areas for residential, commercial and other uses to meet Hong Kong's changing social and economic needs.

8. Furthermore, DOO is providing secretariat support to LDAC and the Steering Committee. LDAC is a long-established advisory body, whose terms of reference include advising the Government, through the Secretary for Development, on policies and procedures in relation to planning, land and buildings matters, and specific development proposals and projects initiated by non-Government or private proponents carrying a broader economic or social value. DOO is also serving as the Secretariat of the Steering Committee chaired by FS, established in 2010 with a view to expediting housing land supply and co-ordinating the follow-up work of the relevant B/Ds to speed up housing land supply, review the existing land uses and explore new land resources. The working target of the Steering Committee is to make available housing land for some 20 000 private residential flats a year and build up a sufficiently large land reserve over a period of time so that the Government will have greater capacity to respond to market changes and ensure a stable and adequate housing land supply. All the secretariat and co-ordination work arising from the two committees will continue to require the dedicated effort of DEVB at the directorate level.

9. The existing Head/DOO is pitched at D3 level, which is commensurate with the level of policy and practical experience required to lead DOO in handling wide-ranging project proposals and the related liaison and negotiation within and outside the Government, and to report direct to the Secretary for Development. Upon cessation of the operation of DOO after 30 June 2012, directorate inputs from PLB are still required to oversee policy matters on planning and land use and provide support to LDAC and the Steering Committee. In the light of the significance, complexity and volume of the policy matters set out in paragraphs 6 to 8 above, we propose to create the PAS(PL)7 post in PLB under the supervision of Deputy Secretary (Planning and Lands)1 (DS(PL)1) to take over these responsibilities. While the proposed post will no longer handle highly complicated and sensitive development proposals, pitching the post at AOSGC rank is considered appropriate.

Rationalisation of Duties between PAS(PL)1 and the Proposed PAS(PL)7

Existing Duties and Responsibilities of PAS(PL)1

Encl. 1

10. At present, PAS(PL)1 heads the Lands Unit that handles all policy matters relating to land administration and the housekeeping of Lands Department. The existing job description of PAS(PL)1 is at Enclosure 1. Specifically, she is responsible for formulating land supply policy and strategy as well as implementing various land supply initiatives. As mentioned by CE in his last two Policy Addresses, the Government is working towards ensuring sufficient land supply to maintain a stable environment for the healthy and sustainable development of the property market. It is now our established policy to build up a land reserve. In particular, CE has set a working target that in the next ten years, on average land needs to be made available annually for some 20 000 private residential flats. As increasing housing land supply tops the policy agenda of the Government, the workload of PAS(PL)1 has significantly surged in recent years.

11. One of PAS(PL)1's major tasks is to secure sites for future land supply, and compile the annual Land Sale Programme (including the Application List). Before a piece of government land is included in the Land Sale Programme and made available for sale, very often issues cutting across different B/Ds have to be resolved. For instance, potential sale sites of a considerable size require planning and engineering studies, statutory planning and infrastructural works (e.g. site formation and road works) which need to be closely co-ordinated and overseen at the bureau level. For sites with existing users, relocation of these users will require the joint efforts of the concerned B/Ds. In some cases, the conduct of relevant impact assessments, such as traffic, drainage and sewerage as well as environmental, is a pre-requisite. PAS(PL)1 is required to handle these site-specific issues with all relevant B/Ds and resolve inter-bureau/departmental differences to

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ensure their timely availability for sale. Taking forward the outstanding West Rail property development projects, which will continue to be an important source of housing land supply in the coming years, is another key task falling within PAS(PL)1's work purview. The significance and priority of land supply issues coupled with upsurged workload warrants a full-time dedicated directorate officer at PAS level.

12. Meanwhile, the land administration portfolio of PAS(PL)1 continues to grow, including the policy on the provision of public open space in private developments (POSPD), squatter control and land resumption, as well as other policy and site-specific matters relating to private treaty grants, lease modification, short term tenancies, land control, lease enforcement, etc. The existing workload of PAS(PL)1 has become too heavy to ensure effective discharge of the duties. To sustain the smooth operation of the Lands Unit, directorate support has to be enhanced.

Re-distribution of Work between PAS(PL)1 and the Proposed PAS(PL)7

13. With the discontinuation of DOO, policy matters on planning and land use currently dealt with by DOO will be taken up by the proposed PAS(PL)7. We have also taken the opportunity to review the existing directorate support heading the Lands Unit and consider it necessary to revamp the existing Lands Unit and rationalise the work schedule of PAS(PL)1 to ensure that adequate directorate support is provided to the senior management in the full range of land supply and land administration policies. We propose the division of responsibilities between the proposed PAS(PL)7 and PAS(PL)1 in the ensuing paragraphs.

PAS(PL)1 to oversee land supply

14. PAS(PL)1 will head a dedicated land supply team under the Lands Unit and will be responsible for formulating and implementing policies and initiative relating to increasing land supply for housing and office uses. Apart from formulating land supply policy and strategy, securing the readiness of sites for future land supply, handling site-specific issues to ensure timely availability of sites for sale, providing land policy input for a number of planning studies or railway/infrastructural studies relating to increasing land supply, taking forward West Rail property development projects, etc., PAS(PL)1 will take over from Head/DOO the duties to serve the Steering Committee chaired by FS and assist DS(PL)1, who will be the Secretary of the Steering Committee; and take follow-up actions on the Committee's decisions with the relevant B/Ds. In addition, PAS(PL)1 will continue to take forward and oversee projects or initiatives with

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Encl. 2 wider socio-economic impact, for example, the Hong Kong Housing Society's projects in Tin Shui Wai. The proposed job description of PAS(PL)1 is at Enclosure 2.

15. PAS(PL)1 will be underpinned by a Senior Administrative Officer (SAO), an Administrative Officer (AO) and a Senior Estate Surveyor (SES), currently designated as Assistant Secretary (Lands)2 (AS(L)2), AS(L)3 and AS(L)4 in the existing Lands Unit respectively. We will rationalise their duties to form a dedicated land supply team under PAS(PL)1.

PAS(PL)7 to look after land administration

Encl. 3 16. PAS(PL)7 will inherit from Head/DOO the duties relating to revitalisation of older industrial buildings and promotion of district-based regeneration of former industrial areas, as well as providing secretariat support to LDAC. In addition, PAS(PL)7 will take over from PAS(PL)1 policy matters relating to land administration, including providing policy inputs relating to private treaty grants, lease modification, short term tenancies; land control and lease enforcement; other land matters including the squatter control policy; policy on the provision of POSPD; land survey and mapping matters, etc. The team will also provide land policy input to proposals from other B/Ds as well as undertaking housekeeping duties of the Lands Department. The proposed job description of PAS(PL)7 is at Enclosure 3.

17. PAS(PL)7 will be underpinned by an SAO post to be redeployed from within PLB and an AO post to be redeployed from DOO upon its discontinuation. Another SAO and an Executive Officer I (EOI), currently designated as AS(L)1 and EO(L) respectively, will be internally redeployed from PAS(PL)1's team to PAS(PL)7's team.

18. At present, DOO's secretarial and clerical support is provided by a time-limited Personal Secretary I (PSI) post and two agency staff. We plan to create one PSI and one Assistant Clerical Officer (ACO) posts to support PAS(PL)7's team, and one Personal Secretary II post will be internally redeployed from PAS(PL)1's team to PAS(PL)7's team to support the three AOs under PAS(PL)7. To maintain support to both PAS(PL)1's and PAS(PL)7's teams at the executive and clerical level, EO(L) and the newly created ACO post will serve both teams subsequent to the reshuffling.

Encls.
4 & 5

19. The existing and proposed organisation charts of PLB and the Lands Unit are at Enclosures 4 and 5 respectively.

ALTERNATIVES CONSIDERED

Encl. 6

20. Apart from PAS(PL)1, there are currently six PAS posts in PLB. We have critically examined if any of these PAS posts can be redeployed to take up the on-going duties and responsibilities of DOO and to share out the existing overloaded duties and responsibilities of PAS(PL)1. However, as all of them are fully committed to their existing work schedules, it is operationally not possible for them to effectively take up the whole or part of the duties and responsibilities concerned. Detailed schedule of responsibilities for each PAS post is at Enclosure 6.

FINANCIAL IMPLICATIONS

21. The proposed creation of the additional AOSGC post will bring about an additional notional annual salary cost at mid-point of \$1,611,600. The additional full annual average staff cost, including salaries and staff on-cost, is \$2,285,000.

22. As for the two additional non-directorate civil service posts mentioned in paragraph 18 above, the notional annual salary cost at mid-point and the full annual average staff cost, including salaries and staff on-cost, are \$526,620 and \$796,000 respectively.

23. We have included sufficient provision in the 2012-13 Estimates to meet the cost of this proposal and will reflect the resources required in the Estimates of subsequent years.

PUBLIC CONSULTATION

24. We consulted the LegCo Panel on Development on this proposal on 16 January 2012. Members generally supported the proposal. A Member, however, suggested that DEVB considers the need for the Administration to continue to provide one-stop consultation and co-ordination service for meritorious land development proposals in assisting project proponents in taking forward the proposals after the discontinuation of DOO. As explained in paragraph 5 above, upon the discontinuation of DOO, facilitation services for proposals relating to the Government's new initiative on Energising Kowloon East will fall under the purview of the KEDO to be set up on 1 July 2012, while the relevant departments and policy units in DEVB will assist in other meritorious land development projects within their respective purviews where required and appropriate.

/ESTABLISHMENT

ESTABLISHMENT CHANGES

25. The establishment changes in PLB for the past two years are as follows –

Establishment (Note)	Number of posts		
	Existing (as at 1 April 2012)	As at 1 April 2011	As at 1 April 2010
A	11 + (1) [#]	11 + (1)	11 + (1)
B	35	35	33
C	81	73	68
Total	127 + (1)	119 + (1)	112 + (1)

Note:

- A – ranks in the directorate pay scale or equivalent
- B – non-directorate ranks, the maximum pay point of which is above MPS point 33 or equivalent
- C – non-directorate ranks, the maximum pay point of which is at or below MPS point 33 or equivalent
- () – number of supernumerary directorate post created with the approval of the Establishment Subcommittee/Finance Committee
- # – as at 1 April 2012, there was no unfilled directorate post in PLB

CIVIL SERVICE BUREAU COMMENTS

26. The Civil Service Bureau supports the proposed creation of a permanent AOSGC post in PLB of DEVB to strengthen its directorate support in taking over some of the work initiatives of the DOO upon its discontinuation and taking forward the policy initiatives relating to land administration. The grading and ranking of the proposed post are considered appropriate having regard to the level and scope of responsibilities required.

ADVICE OF THE STANDING COMMITTEE ON DIRECTORATE SALARIES AND CONDITIONS OF SERVICE

27. The Standing Committee on Directorate Salaries and Conditions of Service has advised that the grading proposed for the post would be appropriate if the post were to be created.

**Existing Job Description
Principal Assistant Secretary (Planning and Lands)1**

Rank : Administrative Officer Staff Grade C (D2)

Responsible to : Deputy Secretary (Planning and Lands)1 (D4)

Main Duties and Responsibilities –

1. To formulate and implement policies/strategies relating to land supply and land disposal, including the compilation of annual land sale programmes, handling site-specific issues in relation to increase of housing land supply, providing land policy input and overseeing the implementation of a number of studies relating to the increase of housing land supply.
2. To facilitate the implementation of railway property development projects of West Rail.
3. To handle policy matters and issues relating to land administration, land control and lease enforcement, including providing policy input to proposals in relation to private treaty grants, lease modifications, short term tenancies; and handling petitions against re-entry of land.
4. To formulate and implement policies relating to rural land matters, including the Small House Policy, squatter control policy, land resumption, zonal compensation system, and serve the Secretary for Development-Heung Yee Kuk Liaison Committee as well as chair the Compensation Review Committee.
5. To oversee the implementation of the guidelines on management of the public open space in private developments (POSPD), and handle problematic cases relating to the refined arrangements for the provision of POSPD.
6. To take forward specific projects, including the two Hong Kong Housing Society projects in Tin Shui Wai to promote social and economic development.
7. To serve the Co-ordinating Committee on Land-use Planning and Control Relating to Potentially Hazardous Installations (PHIs), handle development applications as well as manage a register of PHIs.

8. To handle policy and related matters relating to survey and mapping such as determination of land boundaries, Land Surveyors Registration Committee and disciplinary board, and hydrographic matters.
9. To undertake housekeeping duties relating to the Lands Department, as well as the Hydrographic Office of Marine Department.

**Proposed Job Description
Principal Assistant Secretary (Planning and Lands)1**

Rank : Administrative Officer Staff Grade C (D2)

Responsible to : Deputy Secretary (Planning and Lands)1 (D4)

Main Duties and Responsibilities –

1. To provide secretariat support to the Steering Committee on Housing Land Supply chaired by the Financial Secretary and co-ordinate follow-up actions by the relevant bureaux and departments.
2. To formulate and implement policies/strategies relating to land supply and land disposal, including the compilation of annual land sale programmes, and to handle site-specific issues in relation to increase of housing land supply.
3. To facilitate the implementation of railway property development projects of West Rail.
4. To provide policy input and oversee the implementation of a number of studies relating to the increase of housing land supply.
5. To take forward and oversee projects or initiatives with wider socio-economic impact.
6. To serve the Co-ordinating Committee on Land-use Planning and Control Relating to Potentially Hazardous Installations (PHIs), handle development applications as well as manage a register of PHIs.

**Proposed Job Description
Principal Assistant Secretary (Planning and Lands)7**

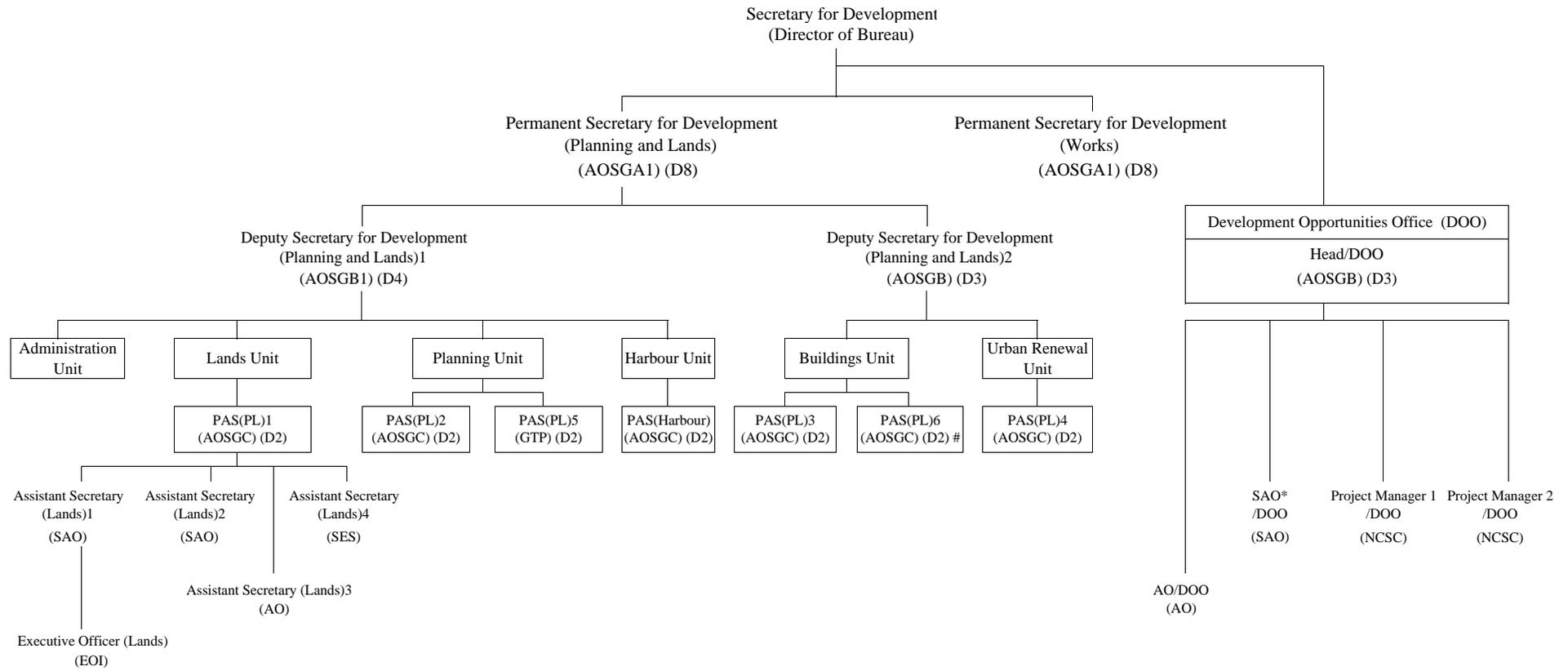
Rank : Administrative Officer Staff Grade C (D2)

Responsible to : Deputy Secretary (Planning and Lands)1 (D4)

Main Duties and Responsibilities –

1. To formulate and implement policies relating to rural land matters, including the Small House Policy, squatter control policy, land resumption, zonal compensation system, and provide secretariat support to the Secretary for Development-Heung Yee Kuk Liaison Committee as well as chair the Compensation Review Committee.
2. To handle policy matters relating to land administration and lease enforcement, including providing policy input to proposals in relation to private treaty grants, lease modifications, short term tenancies; handling related complaints; and handling petitions against re-entry of land.
3. To oversee implementation of measures to encourage revitalisation of older industrial buildings and co-ordinate policy measures to promote district-based regeneration of former industrial areas.
4. To oversee the implementation of the guidelines on management of the public open space in private developments (POSPD); and to handle problematic cases relating to the refined arrangements for the provision of POSPD.
5. To provide secretariat support to the Land and Development Advisory Committee.
6. To handle policy and related matters relating to survey and mapping such as determination of land boundaries, Land Surveyors Registration Committee and disciplinary board, and hydrographic matters.
7. To undertake housekeeping duties relating to the Lands Department, as well as the Hydrographic Office of Marine Department.

Existing Organisation Chart of the Planning and Lands Branch of the Development Bureau



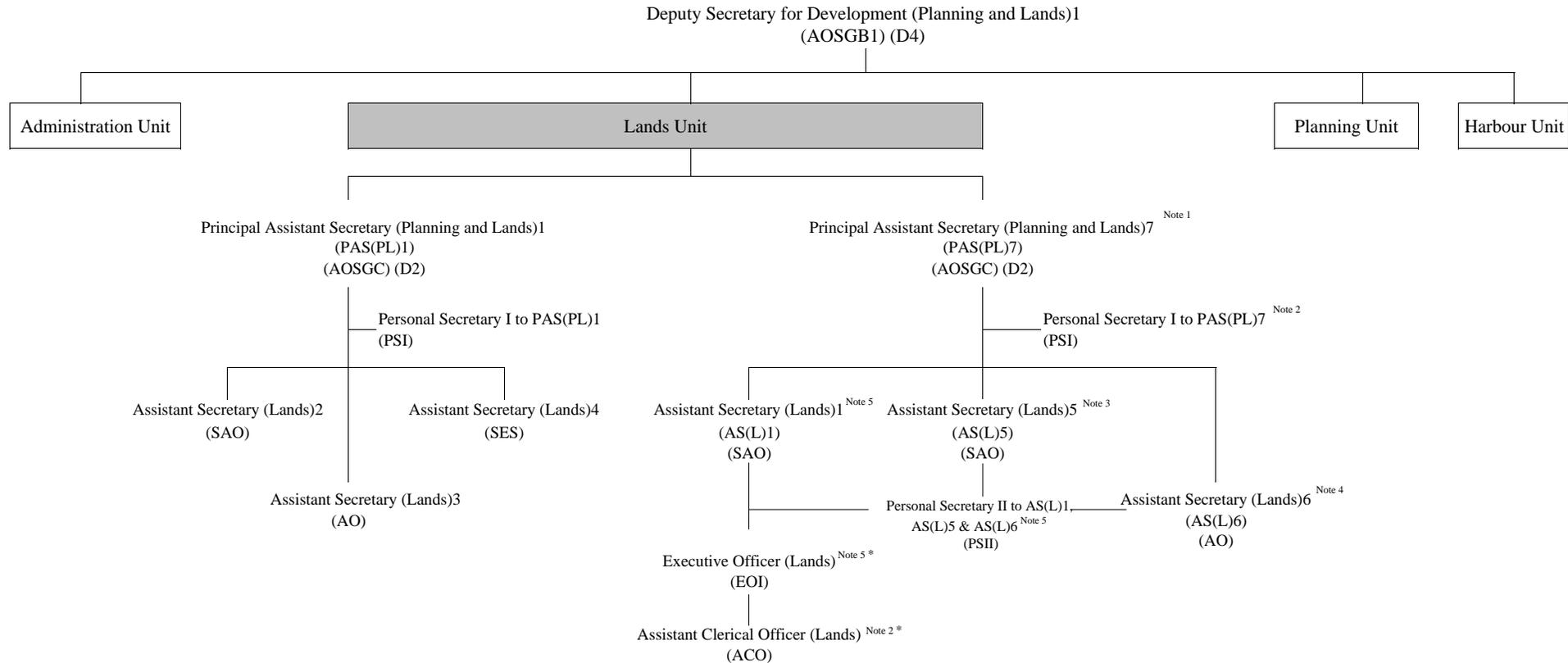
Legend

AO Administrative Officer
 AOSGA1 Administrative Officer Staff Grade A1
 AOSGB1 Administrative Officer Staff Grade B1
 AOSGB Administrative Officer Staff Grade B
 AOSGC Administrative Officer Staff Grade C
 EOI Executive Officer I

GTP Government Town Planner
 NCSC Non-civil Service Contract Staff
 PAS Principal Assistant Secretary
 PL Planning and Lands
 SAO Senior Administrative Officer
 SES Senior Estate Surveyor

* SAO post internally redeployed from within the Planning and Lands Branch (PLB) up to 30 June 2012.
 # Post on loan from the Civil Service Bureau since 6 April 2011 to take on special assignments entrusted to PLB as detailed in Enclosure 6.

Proposed Organisation Chart of the Lands Unit, the Planning and Lands Branch of the Development Bureau



Legend

ACO	Assistant Clerical Officer
AO	Administrative Officer
AOSGB1	Administrative Officer Staff Grade B1
AOSGC	Administrative Officer Staff Grade C
EOI	Executive Officer I
PSI	Personal Secretary I
PSII	Personal Secretary II
SAO	Senior Administrative Officer
SES	Senior Estate Surveyor

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| Note 1 | Proposed permanent AOSGC post to be created |
| Note 2 | Non-directorate posts to be created to support the proposed PAS(PL)7's team |
| Note 3 | Post redeployed from within the Planning and Lands Branch |
| Note 4 | Post redeployed from Development Opportunities Office |
| Note 5 | Posts formerly under PAS(PL)1's team |
| * | The posts of EO(L) and ACO(L) will provide executive and clerical support to PAS(PL)1's and PAS(PL)7's teams after reshuffling the duties. |

**Schedule of Responsibilities of
the Existing Principal Assistant Secretary (PAS) Posts^{Note}
in the Planning and Lands Branch**

Principal Assistant Secretary (Planning and Lands)2 (PAS(PL)2)

PAS(PL)2 assists the Deputy Secretary (Planning and Lands)1 (DS(PL)1) in the housekeeping of the Planning Department (PlanD). The post provides policy input to and oversees the planning studies concerning territorial development, sub-regional development, and other sector- or district-specific development projects, including various reviews for expanding land resources, major development projects, such as Wanchai Development Phase II, and major infrastructural projects or public facilities with significant land use implications, such as various railway development projects and reviews. The post also provides policy input to planning standards and guidelines, including air ventilation assessment and the urban climatic map study, oversees planning and development projects such as the redevelopment of West Wing of Central Government Offices and conversion of Murray Building for hotel use, as well as co-ordinates planning and lands input for private columbaria development. PAS(PL)2 also oversees matters relating to the Town Planning Ordinance (Cap. 131), including the operation of the Town Planning Appeal Board, provides secretarial support to the Committee on Planning and Land Development, the creation of easements in or over land under the Electricity Networks (Statutory Easements) Ordinance (Cap. 357) and the adaptation of the Occupiers Liability Ordinance (Cap. 314).

Principal Assistant Secretary (Planning and Lands)3 (PAS(PL)3)

2. PAS(PL)3 heads the Buildings Unit and assists DS(PL)2 in the housekeeping of the Buildings Department (BD) and the Land Registry, and is responsible for a full range of policy work on building safety and land registration matters. Apart from the recurrent house-keeping and resource management duties, the post is hard pressed by a few pieces of major legislative proposals, including the subsidiary legislation for the inclusion of works items commonly found in sub-divided units in the minor works control system, a comprehensive review of the Land Titles Ordinance (Cap. 585) which will lead to a complex amendment bill, as well as amendments to the Buildings Ordinance (Cap. 123) to further enhance building safety control. The above tasks require high level steer and close liaison with departments and various stakeholders. PAS(PL)3 is also responsible for the on-going reviews of regulations under the Buildings Ordinance with a view to introducing a performance based regulatory regime.

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^{Note} Except for PAS(PL)5 who is a Government Town Planner (D2), all other PAS are Administrative Officer Staff Grade C (D2) officers.

3. On top of the above, PAS(PL)3 is also devoting a substantial portion of time to provide policy input and steer for BD's various policies, including building maintenance and repair, demolition of unauthorised building works and launch of the Mandatory Buildings/Windows Inspection Scheme. Moreover, PAS(PL)3 is responsible for overseeing the implementation of the Operation Building Bright which is a large-scale rehabilitation programme involving over 3 000 buildings of over 30 years of age in Hong Kong. All the aforementioned tasks require dedicated and high level policy steer and input to ensure prompt and efficient delivery.

Principal Assistant Secretary (Planning and Lands)4 (PAS(PL)4)

4. PAS(PL)4 provides support to DS(PL)2 in providing policy guidance to the Urban Renewal Authority (URA)'s urban renewal programme, overseeing its implementation of the urban renewal programme vis-à-vis relevant provisions in the Urban Renewal Authority Ordinance (Cap. 563) and the Urban Renewal Strategy, scrutinising URA's Corporate Plans and Business Plans, processing URA's land resumption applications and dealing with related policy, political and public relations issues. Some on-going major URA's redevelopment projects include the Kwun Tong Town Centre Redevelopment Project; the Peel Street/Graham Street Project, the Ma Tau Wai/Chun Tin Street project and Staunton Street/Wing Lee Street project. Other preservation and revitalisation projects include the Shanghai Street/Argyle Street project and the Central Market project.

5. A major task currently handled by PAS(PL)4 is overseeing the implementation of the new Urban Renewal Strategy. This includes the launch of the Kai Tak Flat-for-Flat Scheme, the URA's demand-led projects and facilitation projects, the incorporation of the Urban Renewal Fund Limited and the setting up of the Urban Renewal Trust Fund and the launch of the pilot District Urban Renewal Forum. PAS(PL)4 is also looking after the two pilot schemes to support minority owners in redevelopment initiated by the private sector under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545).

Principal Assistant Secretary (Planning and Lands)5 (PAS(PL)5)

6. PAS(PL)5 assists DS(PL)1 in formulating strategies and policies, co-ordinating with relevant bureaux and departments in facilitating cross-boundary planning and infrastructure developments, and handling issues arising from Guangdong/Hong Kong Joint Conference and Pan Pearl River Delta Region co-operation. He also co-ordinates with PlanD to ensure smooth operation of the Co-ordinating Committee on Cross-boundary Infrastructure Development and the Hong Kong-Shenzhen Joint Task Force (JTF) on Boundary District Development, and to provide secretariat support to the Working Group on Mode of Development of the Lok Ma Chau Loop under the JTF. PAS(PL)5 is responsible for

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handling planning policy issues of major cross-boundary infrastructural projects such as the Guangzhou-Shenzhen-Hong Kong Express Rail Link and the Western Express Line (previously known as Hong Kong-Shenzhen Airports Rail Link), and monitoring individual projects at the boundary areas, such as the Lok Ma Chau Loop, the Liantang/Heung Yuen Wai Control Point and any possible additional boundary crossing points. He handles policy issues relating to and oversees the implementation of the proposals arising from the planning and engineering studies on the New Development Areas in North East New Territories and at Hung Shui Kiu, the land use planning studies on land to be released from the Frontier Closed Area (FCA), the study on Action Plan for the Bay Area of the Pearl River Estuary, and the enhancement of the Sha Tau Kok area retained in the FCA.

Principal Assistant Secretary (Harbour) (PAS(H))

7. PAS(H) heads the Harbour Unit and assists DS(PL)1 in providing policy input to all planning and land matters related to Victoria Harbour. PAS(H) provides secretarial support to the Harbourfront Commission (HC), which is a high-level advocacy committee on planning, land uses and developments along the existing and new harbourfront of Victoria Harbour. PAS(H) is responsible for identifying short, medium and long term harbourfront enhancement initiatives and co-ordinate and monitoring their implementation, including the identification of works and management agents, with government departments and any other concerned parties, amongst others. PAS(H) spearheads and promotes active engagement with stakeholders and the public, including HC, District Councils and any interested bodies during different stages of the harbourfront enhancement initiatives and report on progress to HC and its Task Forces as appropriate. The major upcoming projects/initiatives include the preparation of the framework of the proposed Harbourfront Authority, and the development of Sites 4/7 in the new Central Harbourfront by way of public-private collaboration.

Principal Assistant Secretary (Planning and Lands)6 (PAS(PL)6)

8. An AOSGC post has been on loan from Civil Service Bureau since 6 April 2011 to take on some special assignments entrusted to Planning and Lands Branch which could not be absorbed by the above-mentioned AOSGC posts. The AOSGC post is known as PAS(PL)6. Specifically, PAS(PL)6 assists DS(PL)2 in developing and implementing an enforcement strategy for the control of unauthorised building works (UBWs) in New Territories Exempted Houses. He also looks after policy on handling water seepage problems and co-ordination of matters related to the funding and operation of the Joint Office for Water Seepage, and assists in the formulation of policy on seismic-resistant standards for private buildings in Hong Kong. PAS(PL)6 is also responsible for review of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I), review of fees and charges in relation to building plan submission and review of the policy against UBWs in agricultural lots in the New Territories.
