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Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2015-16

Director of Bureau : Secretary for Development

Session No. : 15

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DEVB(PL)288	6396	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)289	6397	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)290	6401	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)291	6402	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)292	6403	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)293	6404	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)294	6405	CHAN Ka-lok, Kenneth	91	(1) Land Administration

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DEVB(PL)296	6408	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)297	6409	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)298	6410	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)299	6439	CHAN Ka-lok, Kenneth	91	(1) Land Administration
DEVB(PL)300	4731	CHAN Wai-yip, Albert	91	(1) Land Administration
DEVB(PL)301	5440	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)302	5442	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)303	6206	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)304	6276	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)305	6278	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)306	6279	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)307	6280	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)308	6281	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)309	6284	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)310	6285	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)311	6286	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)312	6289	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)313	6291	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)314	6292	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)315	6295	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)316	6567	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)317	7058	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)318	7059	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)319	7060	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)320	7061	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration

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DEVB(PL)322	7023	CHEUNG Kwok-che	91	
DEVB(PL)323	7024	CHEUNG Kwok-che	91	
DEVB(PL)324	4228	HO Sau-lan, Cyd	91	(1) Land Administration
DEVB(PL)325	4549	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)326	5276	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)327	5367	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)328	6104	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)329	6105	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)330	6106	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)331	6107	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)332	7074	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)333	4257	LEONG Kah-kit, Alan	91	(1) Land Administration
DEVB(PL)334	4259	LEONG Kah-kit, Alan	91	(1) Land Administration
DEVB(PL)335	4260	LEONG Kah-kit, Alan	91	(1) Land Administration
DEVB(PL)336	5663	LEUNG Kwok-hung	91	(1) Land Administration
DEVB(PL)337	5673	LEUNG Kwok-hung	91	(1) Land Administration
DEVB(PL)338	3835	MOK Charles Peter	91	(2) Survey and Mapping
DEVB(PL)339	7041	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)340	3750	TIEN Pei-chun, James	91	(3) Legal Advice
DEVB(PL)341	4476	WONG Kwok-hing	91	
DEVB(PL)342	4477	WONG Kwok-hing	91	
DEVB(PL)343	4478	WONG Kwok-hing	91	
DEVB(PL)344	4805	WU Chi-wai	91	(1) Land Administration
DEVB(PL)345	4806	WU Chi-wai	91	(2) Survey and Mapping
DEVB(PL)346	4807	WU Chi-wai	91	(2) Survey and Mapping
DEVB(PL)347	4808	WU Chi-wai	91	(2) Survey and Mapping
DEVB(PL)348	4809	WU Chi-wai	91	(1) Land Administration
DEVB(PL)349	4892	CHAN Chi-chuen	118	(2) District Planning
DEVB(PL)350	4895	CHAN Chi-chuen	118	(1) Territorial Planning (2) District Planning
DEVB(PL)351	4390	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)352	4391	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)353	4537	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)354	4538	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)355	5217	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)356	6428	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)357	6434	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)358	6435	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)359	6436	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)360	6437	CHAN Ka-lok, Kenneth	118	(2) District Planning
DEVB(PL)361	6438	CHAN Ka-lok, Kenneth	118	(1) Territorial Planning
DEVB(PL)362	3658	CHAN Wai-yip, Albert	118	(2) District Planning
DEVB(PL)363	4287	CHAN Wai-yip, Albert	118	(1) Territorial Planning
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DEVB(PL)366	4290	CHAN Wai-yip, Albert	118	(2) District Planning
DEVB(PL)367	4291	CHAN Wai-yip, Albert	118	(2) District Planning
DEVB(PL)368	4292	CHAN Wai-yip, Albert	118	(1) Territorial Planning
DEVB(PL)369	5778	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)370	6249	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)371	6288	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)372	6562	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)373	6563	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)374	6564	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)375	6565	CHEUNG Chiu-hung, Fernando	118	(2) District Planning (3) Town Planning Information Services
DEVB(PL)376	7034	CHEUNG Kwok-che	118	(1) Territorial Planning
DEVB(PL)377	4230	HO Sau-lan, Cyd	118	(2) District Planning
DEVB(PL)378	6112	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)379	3605	LEONG Kah-kit, Alan	118	(1) Territorial Planning
DEVB(PL)380	4261	LEONG Kah-kit, Alan	118	(1) Territorial Planning (2) District Planning
DEVB(PL)381	4262	LEONG Kah-kit, Alan	118	(1) Territorial Planning (2) District Planning
DEVB(PL)382	5674	LEUNG Kwok-hung	118	(2) District Planning
DEVB(PL)383	5976	LEUNG Kwok-hung	118	
DEVB(PL)384	5977	LEUNG Kwok-hung	118	
DEVB(PL)385	3838	MOK Charles Peter	118	(3) Town Planning Information Services
DEVB(PL)386	3839	MOK Charles Peter	118	(4) Technical Services
DEVB(PL)387	3357	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)388	3359	SHEK Lai-him, Abraham	118	(3) Town Planning Information Services
DEVB(PL)389	4178	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)390	4180	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)391	4190	SHEK Lai-him, Abraham	118	(1) Territorial Planning
DEVB(PL)392	3751	TIEN Pei-chun, James	118	(2) District Planning
DEVB(PL)393	7094	TONG Ka-wah, Ronny	118	
DEVB(PL)394	3791	WU Chi-wai	118	(2) District Planning

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DEVB(PL)396	5846	CHEUNG Chiu-hung, Fernando	701	
DEVB(PL)397	4557	WONG Pik-wan, Helena	707	

CONTROLLING OFFICER'S REPLY

DEVB(PL)001

(Question Serial No. 2359)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In this regard, would the Development Bureau provide in the table below details of the duty visits made by the Secretary for Development and the Under Secretary for Development in the past 3 years (2012-13, 2013-14 and 2014-15), including the date of visit, place of visit, size of entourage, purpose of visit, expenses on hotel accommodation, air tickets and meals and total expenditure for each visit? Please provide the amounts and the names of the sponsors of the sponsorships received (if any) of each visit.

Date of visit	Place of visit	Size of entourage	Purpose of visit	Hotel accommodation expenses	Air ticket expenses	Meal expenses	Total expenditure

Asked by: Hon CHAN Chi-chuen (Member Question No. 15)

Reply:

Information on the duty visits made by the Secretary for Development (SDEV) is given in the table below -

Year of duty visits	Total number of duty visits (places of visits) (purposes of visits) (Note 1)	Number of accompanying staff of Planning and Lands Branch	Hotel accommodati on expenses of SDEV and staff of Planning and Lands Branch (\$) (Note 2)	Air ticket expenses of SDEV and staff of Planning and Lands Branch (\$) (Note 4)	Other expenses of SDEV and staff of Planning and Lands Branch (\$) (Note 4)	Total expenses incurred by SDEV and staff of Planning and Lands Branch (\$)
2012-13	5 visits (Singapore, Beijing, Guangzhou, Qianhai, Shanghai, Shenzhen and Wolong) (Attending meetings, sharing sessions, site visits, forums and conferences)	1 to 4	About 15,000 (Note 5) (Note 4)	About 62,000 (Note 4)	About 58,000	About 135,000
2013-14	7 visits (Singapore, Taipei, Dujiangyan City, Ningbo, Shanghai, Tianjin, Wolong and Ya'an City) (Attending meetings, sharing sessions, site visits,, forums and conferences)	2	About 12,000	About 135,000	About 58,000	About 205,000
2014-15 (up to end February 2015)	6 visits (Barcelona, Moscow, Paris, Singapore, Beijing, Guangzhou, Hengqin, Jiangmen, Nanning, Nansha, Zhongshan and Zhuhai) (Attending meetings, sharing sessions, site visits, forums and conferences)	2 to 4	About 32,000 (Note 5)	About 256,000	About 38,000	About 326,000

Notes

1. Excluding one-day trips made by SDEV and Under Secretary for Development for which no expenditure on hotel or air ticket was incurred.
2. Excluding the expenses on hotel accommodation where the participating officials received the normal rate of subsistence allowance, the amount of which has been included under the column of “Other expenses”.
3. Including subsistence allowance granted to the participating officials.
4. The expenditures on hotel and air ticket for the duty visit to Singapore were sponsored by the Centre for Liveable Cities, Singapore. The sponsorship was accepted with approval in accordance with established procedures.
5. The expenditures on hotel for the duty visits to Singapore, Guangzhou and Moscow were sponsored by the Singapore Government, the Guangdong Provincial Government and the Moscow City Government respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)002

(Question Serial No. 2033)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Will the Administration provide information on the following:

1. Has the Administration taken any measures to follow up on or deal with the issue of sub-divided units in the past three years? If yes, what were the manpower and expenditure involved each year? If not, please provide the reasons; and
2. Further to the above question, will the Administration conduct consultations or studies on the said issue? If yes, what are the manpower and expenditure involved? If not, what are the reasons?

Asked by: Hon CHAN Han-pan (Member Question No. 36)

Reply:

1. The Government attaches great importance to building safety. In October 2010, the Government announced that it would adopt a multi-pronged approach, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education, to enhance building safety. Since then, we have been taking a number of measures to address the building safety issues related to unauthorised building works (UBWs) associated with subdivided flats. On the legislative front, we have enacted the Building Legislation (Amendment) Ordinance 2012 to enable the Buildings Department (BD) to obtain court warrants for entering individual premises, which has been particularly useful for inspection of subdivided flats. We have also expanded the coverage of the Minor Works Control System through the Building (Minor Works) (Amendment) Regulation 2012 to include building works associated with subdivided flats so as to require these works to be carried out by qualified professionals and contractors.

On the enforcement front, apart from carrying out investigation in response to reports on UBWs associated with subdivided flats from members of the public and taking appropriate enforcement action, BD has since April 2011 launched large scale operations from time to time targeting at rectifying irregularities of building works associated with subdivided flats. From April 2011 to February 2015, BD had issued 1 686 removal orders/discontinuation orders (discontinuation orders for industrial buildings only) against UBWs associated with subdivided flats.

In addition, BD has since December 2011 implemented a programme funded by the Community Care Fund to provide one-off relocation allowance to occupants living in subdivided flats in industrial buildings who have to move out as a result of BD's enforcement action. As at December 2014, applications from 141 households had been approved.

On the publicity front, BD has published a number of pamphlets providing guidance to the public on how to ensure building safety in subdivided flats and the importance not to carry out UBWs. In particular, BD has been advising members of the public through Announcements in the Public Interest as well as publication of newspaper supplements, pamphlets, booklets and posters against living in subdivided flats in industrial buildings in view of their safety risk.

The Buildings Unit of the Development Bureau oversees the implementation of the measures to address the building safety issues related to UBWs associated with subdivided flats as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the Development Bureau solely for this initiative.

2. We consult the relevant panels and subcommittee of the Legislative Council from time to time on the policy and measures to address the building safety issues of subdivided flats. The relevant laws were scrutinised by the Legislative Council before they were passed. There is currently no plan to conduct public consultation specifically on this subject in 2015-16, and we believe that the community is in support of our work to tackle UBWs.

CONTROLLING OFFICER'S REPLY

DEVB(PL)003

(Question Serial No. 2036)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 865 Operating Building Bright)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please inform us on the following:

1. the manpower and expenditure incurred by the Government each year in overseeing the implementation of the Operation Building Bright (OBB) jointly launched with the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department over the past three years; and
2. the number of buildings subsidised each year, and the upper quartile, median and lower-quartile for the subsidy granted per building over the past three years.

Asked by: Hon CHAN Han-pan (Member Question No. 39)

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. There were a total of two rounds of application for Category 1 target buildings which were closed on 6 June 2009 and 24 December 2010 respectively. Category 2 target buildings are those that have difficulties in co-ordinating repair works, such as buildings without OCs. They are selected by the Steering Committee of OBB comprising representatives from the Buildings Department (BD), the Hong Kong Housing Society and the Urban Renewal Authority. Owners of Category 2 target buildings do not need to apply for joining OBB.

Our reply to the two-part question is as follows -

1. The Development Bureau (DEVB) has been co-ordinating and overseeing the implementation of OBB since its inception in May 2009. The work relating to OBB is part of the overall portfolio of the Buildings Unit of the DEVB which is responsible for a broad range of policy responsibilities including, amongst others, the policy for building safety. We are unable to provide a breakdown on the expenditure and manpower incurred by DEVB solely for the work of co-ordinating and overseeing the implementation of OBB.
2. The works and the release of OBB subsidy may span over several years. We do not keep separate statistics on the number of buildings subsidised for a particular year. Up to 31 December 2014, a total of 3 079 target buildings were included for assistance under OBB and a total of \$1,521 million had been released. On the basis of the completed cases, the upper quartile, median and lower quartile of the subsidy grant per building for various categories of target buildings are tabulated below:

	Category 1 Target Buildings ⁽¹⁾	Category 2 Target Buildings (Repair works arranged by owners) ⁽¹⁾	Category 2 Target Buildings (Repair works arranged by BD) ⁽²⁾
Upper Quartile	\$1,815,194	\$742,338	\$153,400
Median	\$962,192	\$445,428	\$106,400
Lower Quartile	\$500,000	\$257,799	\$79,900

Note ⁽¹⁾ Only cases with final payment released are included.

⁽²⁾ Only cases with repair works completed are included.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)004

(Question Serial No. 1645)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What is the number of appeals lodged against warning notices or removal orders in respect of unauthorised building works last year? What is the average time taken in processing each case? What is the number of cases pending determination? What are the reasons for that?

Asked by: Hon CHAN Kam-lam (Member Question No. 46)

Reply:

In 2014, a total of 557 valid appeals were lodged with the Appeal Tribunal established under the Buildings Ordinance (Cap. 123). Among them, 463 were lodged against the orders and notices issued by the Building Authority in respect of unauthorised building works (UBWs).

As at 31 December 2014, 164 of the 463 valid appeals relating to UBWs had been dealt with. These included appeals withdrawn by the appellant before a hearing was held, appeals dismissed without a hearing as the appellant had failed to submit a statement of particulars within the statutory timeframe and appeals where the Appeal Tribunal had made a determination after a hearing. The average processing time of the concluded cases was 102 days. The remaining 299 appeals were at various stages of processing, such as pending the submission of documents by the litigating parties or fixing of the hearing date.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)005****(Question Serial No. 0741)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2015-16 under Programme (2) Buildings, Lands and Planning, it is stated that the Government will continue to oversee the implementation of the multi-pronged package of measures to enhance building safety, covering legislation, enforcement, support and assistance for owners as well as publicity and public education. In this connection, will the Government explain in detail the estimated expenditure, staff establishment and details of the relevant measures? Has the Administration reviewed the effectiveness of such measures on enhancing building safety?

Asked by: Hon CHAN Kin-por (Member Question No. 21)

Reply:

The Government attaches great importance to building safety. In October 2010, the Government announced that it would adopt a multi-pronged approach, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education, to enhance building safety. Details are set out in Development Bureau's Legislative Council Brief entitled "Measures to Enhance Building Safety in Hong Kong" issued on 13 October 2010.

We review from time to time the implementation of the measures under the multi-pronged approach and will, where necessary, refine the measures or introduce new measures to enhance the effectiveness. On the legislative front, for example, we have taken the Building Legislation (Amendment) Ordinance 2012 through the Legislative Council to enable the Buildings Department (BD) to apply for court warrants for entering individual premises so as to better equip BD in taking enforcement against irresponsible and uncooperative building owners and occupants. We have expanded the coverage of the Minor Works Control System through the Building (Minor Works) (Amendment) Regulation 2012 to include building works associated with subdivided flats so that these works would be required to be carried out by qualified professionals and contractors. Also, we have fully implemented the Mandatory Building Inspection

Scheme (MBIS) and the Mandatory Window Inspection Scheme since June 2012 to tackle the problem of building neglect in Hong Kong at source.

On the enforcement front, BD has extended the coverage of actionable unauthorised building works since April 2011 to include all such works on roof-tops and podiums, as well as yards and lanes, of building even where these unauthorised building works do not pose a serious hazard or environmental nuisance. Large scale operations are conducted regularly against various unauthorised building works.

As regards support and assistance to building owners, we are working closely with the Hong Kong Housing Society and Urban Renewal Authority to provide financial and technical support to building owners for building maintenance. Among other forms of assistance, a number of financial assistance schemes have been consolidated and the Integrated Building Maintenance Assistance Scheme has been in operation since 2011 to provide “one-stop” assistance to building owners. In line with the implementation of the MBIS, the Mandatory Building Inspection Subsidy Scheme has been implemented since 2012 to assist building owners in complying with statutory requirements.

We have been enhancing our efforts in public education and publicity with a view to disseminating messages on building safety and fostering a building safety culture in the community. Among other initiatives, in view of the safety risk associated with subdivided flats in industrial buildings, we have been advising members of the public through Announcements in the Public Interest as well as publication of newspaper supplements, pamphlets, booklets and posters against living in subdivided flats in industrial buildings in view of their safety risk.

The Buildings Unit of the Development Bureau oversees the implementation of the measures under the multi-pronged approach to enhance building safety as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the Development Bureau solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)006

(Question Serial No. 0147)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

For 2015-16, will the Government inform this Committee of:

- (1) the operational expenses for this Programme?
- (2) the estimated expenditure on remuneration of the Secretary, the Under Secretary and the Political Assistant of this Bureau respectively?
- (3) the estimated expenditure on entertainment of the Office of the Secretary for Development?
- (4) the estimated expenditure on activities such as official duty visits and study tours of the Office of the Secretary for Development?
- (5) the numbers of days off taken by the Secretary, the Under Secretary and the Political Assistant of this Bureau respectively in 2014-15?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 22)

Reply:

- (1) A provision of \$13.4 million is earmarked under this programme for operational expenses of the Office of the Secretary for Development (SDEV), including salaries and allowances, and expenses arising from provision of administrative support to SDEV in carrying out his duties in 2015-16.
- (2) The provisions for the salary in respect of the positions of SDEV, Under Secretary for Development (USDEV) and Political Assistant (PA) to SDEV in 2015-16 are \$3.58 million, \$2.68 million and \$1.25 million respectively.

- (3) The provision earmarked for official entertainment expenses by officials of the Office of SDEV and Planning and Lands Branch (PLB) in 2015-16 is \$0.32 million.
- (4) The provision earmarked for expenditure on official visits and study tours by officials of the Office of SDEV and PLB in 2015-16 is \$0.33 million.
- (5) In 2014-15 (up to 24 March 2015), SDEV, USDEV and PA to SDEV had taken 20, 15.5 and 15 days of paid annual leave respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)007

(Question Serial No. 2095)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please list out the respective land area occupied by public rental housing (PRH) units, Home Ownership Scheme (HOS) units, private residential units, small houses and village houses over Hong Kong.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 691)

Reply:

According to the "Land Utilisation in Hong Kong 2013" compiled by the Planning Department (available at www.pland.gov.hk/pland_en/info_serv/statistic/landu.html), the land area in Hong Kong occupied by private residential¹ and public residential² as at end 2013 was about 25 and 16 sq. km. respectively. We have not compiled statistics on the land area occupied by small houses and village houses³. The figures were compiled from satellite images and relevant information from various government departments. They are intended to show the broad land use pattern at the territorial level for general reference only.

¹ Include residential land developed by private developers (exclude village houses, subsidised housing and temporary housing area).

² Include subsidised housing and temporary housing area.

³ In the "Land Utilisation in Hong Kong 2013", other than "private residential" and "public residential", there is "rural settlement" which includes village housing and temporary structures. Within "rural settlement", there is no further breakdown of the land areas occupied by the different types of structures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)008

(Question Serial No. 2097)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It has been five years since the last review on the Urban Renewal Strategy. Please inform us on the progress and timetable of the next review? Please also advise us on the progress of acquisition for urban redevelopment, the number of Urban Renewal Authority (URA) projects at the acquisition stage, and the number of units acquired and currently held by URA?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 675)

Reply:

The Urban Renewal Strategy promulgated in February 2011 (the 2011 URS) was drawn up after a two-year review conducted between 2008 and 2010 with an extensive public engagement to build consensus. As the initiatives under the 2011 URS have been implemented for only four years, with the scope of implementation of some, namely, the Demand-led Redevelopment Project (Pilot Scheme) and the Facilitation Services (Pilot Scheme) having just been refined or enhanced, we have no plan to conduct another URS review at this stage.

As at 1 March 2015, there were 11 URA redevelopment projects under acquisition, with some at an advanced stage and about to proceed to land resumption. The number of domestic and non-domestic units acquired at the 11 project sites was about 900.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)009

(Question Serial No. 2987)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the consultancy studies commissioned by Development Bureau and the departments under its purview for the purpose of formulating and assessing policies, please provide information about the studies in the following format.

- a. Please provide details of the public policy studies and strategic public policy studies commissioned with funds allocated from 2011-12 to 2014-15.

Name of consultant	Mode of award (open auction/tender/quotation/others (please specify))	Title, content and objective of project	Consultancy fee (\$)	Start date	Progress of study (under planning/in progress/completed (completion month and year))	The Administration's follow-ups to the study report and their progress (if any)	For completed studies, have they been made public? If yes, through what channels? If no, why?

- b. Regarding the consultancy studies commissioned by the Development Bureau and the departments under its purview for the purpose of formulating and assessing policies, are there any such projects for which funds have been reserved in 2015-16? If yes, what are the details?

Name of consultant	Mode of award (open auction/tender/quotation/others (please specify))	Title, content and objective of project	Consultancy fee (\$)	Start date	Progress of study (under planning/in progress/completed (completion month and year))	The Administration's follow-ups to the study report and their progress (if any)	For completed studies, have they been made public? If yes, through what channels? If no, why?

Asked by: Hon CHEUNG Kwok-che (Member Question No. 14)

Reply:

The consultancy studies commissioned by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies are as follows -

(a) Information on the public policy studies and strategic public policy studies commissioned with funds allocated from 2011-12 to 2014-15 is set out in the table below:

Name of consultant	Mode of award (open auction/ tender/ quotation/ others (please specify))	Title, content and objective of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/ completed (completion month and year))	The Administration's follow-ups to the study report and their progress (if any)	For completed studies, have they been made public? If yes, through what channels? If no, why?
GHK (Hong Kong) Ltd.	Tender	Business Viability Study for Development of Site 4 and possibly Site 7 in the New Central Harbourfront The study is for determining the business viability and recommending a public-private collaboration model for development of Site 4 and possibly Site 7 in the New Central Harbourfront.	<u>2011-12</u> 1,352,960 <u>2012-13</u> 71,210	January 2011	Completed (August 2012)	Findings of the study were presented and discussed at the Harbourfront Commission and its respective Task Force for deliberation on the way forward for the development of Site 4 and Site 7.	The executive summary has been uploaded onto the website of Development Bureau (DEVB).
Versitech Limited, Hong Kong University	Tender	Consultancy Review on the Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) The study is for a comprehensive	<u>2012-13</u> 180,000 <u>2013-14</u> 45,000 <u>2014-15</u> 675,000	March 2013	Completed (October 2014)	Following up on the recommendations in the consultancy report, we wound down the Pilot Mediation Scheme in end-2014. A more focused publicity and public education programme on mediation in compulsory sale	The working paper and final report of the consultancy review have been uploaded onto DEVB's website.

		review of the Pilot Mediation Scheme.				is being drawn up.	
Chinese University of Hong Kong	Tender	Urban Climatic Map and Standards for Wind Environment - Feasibility Study The study is for formulating urban climatic map and refining the Air Ventilation Assessment System for Hong Kong, with the aims to provide a more scientific and objective basis for identifying urban climatic issues to guide planning and design and to assess the impacts of major development proposals on the local wind environment.	<u>2011-12</u> 523,030 <u>2012-13</u> 2,634,510	July 2006	Completed (December 2012)	The Government is examining the study's recommendations and way forward.	The final report and executive summary of the study have been uploaded onto Planning Department's website.
Ove Arup & Partners Hong Kong Ltd	Tender	Consultancy Study on Fire Engineering Approach and Fire Safety in Buildings The study is for reviewing the code of practice (CoP) for fire safety in buildings and renovation works.	<u>2011-12</u> 523,000 <u>2012-13</u> 1,045,000	February 2002	Completed (October 2013)	The Buildings Department (BD) has published the new CoP for Fire Safety in Buildings in 2011 and promulgated some revisions to the CoP after further consultation with the industry in 2012.	The BD has promulgated the new CoP to authorised persons, registered structural engineers and registered geotechnical engineers, posted it on the BD's website and will make it available for public sale at government bookstores.
Ronald Lu & Partners (Hong Kong) Ltd	Tender	Consultancy Study on Design and Construction Requirements for Residential Buildings for Energy Efficiency The study is for developing a set of design and construction requirements for improving energy efficiency in residential buildings.	<u>2013-14</u> 680,250 <u>2014-15</u> 136,000	August 2010	Completed (February 2015)	The BD has promulgated the new "Guidelines on Design and Construction Requirements for Energy Efficiency of Residential Buildings 2014" after consultation with the industry.	The BD has promulgated the new Guidelines through practice notes to authorised persons, registered structural engineers and registered geotechnical engineers, and posted them on the

							BD's website.
Ove Arup & Partners Hong Kong Ltd <i>(Note¹)</i>	Tender	Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004 The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.	<u>2012-13</u> 2,578,700 <u>2013-14</u> 429,780 <u>2014-15</u> 644,000	May 2012	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft updated CoP in 2015.	Study not yet completed.
AECOM Asia Company Ltd <i>(Note¹)</i>	Tender	Consultancy Study on the Structural Use of Glass The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.	<u>2012-13</u> 448,130 <u>2013-14</u> 512,150 <u>2014-15</u> Nil	October 2012	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft CoP in 2015.	Study not yet completed.

Note¹ - Consultancy studies straddle 2012-13, 2013-14, 2014-15 and 2015-16. The split of consultancy fee in 2015-16 is provided in part (b) of the reply.

Ronald Lu & Partners (Hong Kong) Ltd <i>(Note²)</i>	Tender	Consultancy Study on the Review of the Building (Planning) Regulations The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.	<u>2013-14</u> 238,000 <u>2014-15</u> 595,000	November 2013	In progress	The study is still under the Formulation of Recommendation Stage. Consultation with stakeholders of the building industry on the initial draft recommendations of the study will be conducted in 2015.	Study not yet completed
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Note² - Consultancy study straddles 2013-14, 2014-15 and 2015-16. The split of consultancy fee in 2015-16 is provided in part (b) of the reply.

ICF Consulting Services Hong Kong Limited (Note ³)	Tender	Review of Land Requirements for Grade A Offices, Business and Industrial Uses The study is for updating the future floor space and land requirements for Grade A offices, business and industrial uses in Hong Kong and for devising a broad spatial planning strategy to meet the projected demands.	<u>2014-15</u> 2,004,500	April 2014	In progress	The recommendations will serve as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030 (HK 2030+).	Study not yet completed
Prudential Surveyors International Ltd (Note ³)	Tender	Consultancy Study on the Investigation Technologies of Water Seepage The study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.	<u>2014-15</u> 345,000	October 2014	In progress	The consultant has completed the preliminary review on testing methods and procedures in water seepage investigation, and submitted the 1 st Interim Research Report to BD in February 2015.	Study not yet completed
Ove Arup & Partners Hong Kong Ltd (Note ³)	Tender	Consultancy Study to Formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong The study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by	<u>2014-15</u> Nil	February 2015	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft updated CoP in 2017.	Study not yet completed

		professionals and practitioners of the building industry in Hong Kong.					
Ove Arup & Partners Hong Kong Ltd (Note ³)	Tender	Strategic Environmental Assessment for HK 2030+ The study is for identifying any environmental concerns early in the planning process, and proposing the strategic environmental action plan to maximize environmental gain and ensure an acceptable environment in future.	<u>2014-15</u> 145,630	March 2015	In progress	The assessment will serve as inputs for the updating of the territorial development strategy, i.e. HK 2030+.	Study not yet completed

Note³ - Consultancy studies straddle 2014-15 and 2015-16. The split of consultancy fee in 2015-16 is provided in part (b) of the reply.

(b) Funds have been included in the 2015-16 estimates for the following consultancy studies:

Name of consultant	Mode of award (open auction/ tender/ quotation/ others (please specify))	Title, content and objective of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/ completed (completion month and year))	The Administration's follow-ups to the study report and their progress (if any)	For completed studies, have they been made public? If yes, through what channels? If no, why?
(Not yet selected)	Tender	Appointment of a Consultant for Assessment of the Financial Implications of the Development of Selected Harbourfront Sites The study is for understanding the financial resource requirement for different development and management modes to be used on harbourfront sites. Study findings would help the deliberations on	Subject to tender	Second quarter of 2015 (Tentative)	In progress	Not applicable	Not applicable

		whether a Harbourfront Authority is to be established.					
Ove Arup & Partners Hong Kong Ltd	Tender	<p>Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004</p> <p>The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.</p>	430,000	May 2012	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft updated CoP in 2015.	Not applicable
AECOM Asia Company Ltd	Tender	<p>Consultancy Study on the Structural Use of Glass</p> <p>The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.</p>	192,000	October 2012	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft CoP in 2015.	Not applicable
Ronald Lu & Partners (Hong Kong) Ltd	Tender	<p>Consultancy Study on the Review of the Building (Planning) Regulations</p> <p>The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.</p>	1,547,000	November 2013	In progress	The study is still under the Formulation of Recommendations Stage. Consultation with stakeholders of the building industry on the initial draft recommendations of the study will be conducted in 2015.	Not applicable

ICF Consulting Services Hong Kong Limited	Tender	<p>Review of Land Requirements for Grade A Offices, Business and Industrial Uses</p> <p>The study is for updating the future floor space and land requirements for Grade A offices, business and industrial uses in Hong Kong and for devising a broad spatial planning strategy to meet the projected demands.</p>	2,005,000	April 2014	In progress	The recommendations will serve as inputs for the updating of the territorial development strategy, i.e. HK 2030+.	The study findings will be uploaded onto HK 2030+ website.
Prudential Surveyors International Ltd	Tender	<p>Consultancy Study on the Investigation Technologies of Water Seepage</p> <p>This study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.</p>	3,780,000	October 2014	In progress	The consultant has completed the preliminary review on testing methods and procedures in water seepage investigation, and submitted the 1 st Interim Research Report to BD in February 2015.	Not applicable
Ove Arup & Partners Hong Kong Ltd	Tender	<p>Consultancy Study to formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong</p> <p>This study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by professionals and practitioners of the building industry in</p>	2,800,000	February 2015	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft updated CoP in 2017.	Not applicable

		Hong Kong.					
Ove Arup & Partners Hong Kong Ltd	Tender	<p>Strategic Environmental Assessment for HK 2030+</p> <p>The study is for identifying any environmental concerns early in the planning process, and proposing the strategic environmental action plan to maximize environmental gain and ensure an acceptable environment in future.</p>	2,913,000	March 2015	In progress	The assessment will serve as inputs for the updating of the territorial development strategy, i.e. HK 2030+.	Not applicable
(Not yet selected)	Tender	<p>Transport and Land Use Assessment</p> <p>The study is for assessing, prioritising and optimising the location choice of major long-term development opportunities from transport perspective.</p>	Subject to tender	May 2015 (Tentative)	Under planning	The assessment will serve as inputs for the updating of the territorial development strategy, i.e. HK 2030+.	Not applicable
(Not yet selected)	Tender	<p>Consultancy Study for the Revision of General Guidelines and Technical Guidelines on Minor Works</p> <p>The study is for preparing up-to-date Guidelines which provide the general public and stakeholders including professionals and trade practitioners an overview of the Minor Works Control System (MWCS), information of amendments to the Building (Minor Works) Regulations since the first implementation of the MWCS and guidelines for complying with the</p>	900,000	Fourth quarter of 2015 (Tentative)	Under planning	Not applicable	Not applicable

		relevant legislations.					
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CONTROLLING OFFICER'S REPLY

DEVB(PL)010

(Question Serial No. 1380)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. What were the expenditure and staff establishment involved in the administration of "My Blog" by the Director of Bureau's Office over the past three years?
2. Has the Director of Bureau's Office set any indicators, such as the hit rate and re-posting rate of "My Blog", to review the effectiveness of making response to public affairs in "My Blog"? If yes, what are the indicators and have set targets been achieved over the past three years? If not, what are the reasons?

Asked by: Hon FAN Kwok-wai, Gary (Member Question No. 52)

Reply:

1. "My Blog" was launched in January 2013 and is administered by the Office of the Secretary for Development (SDEV). The Office is responsible for providing support to SDEV in his work, which includes, inter alia, the planning, co-ordination and implementation of all arrangements for the SDEV's public, media and community activities, and "My Blog" is only a part of it. It is thus not possible to give a breakdown on the expenditure and staff establishment involved solely with the administration of "My Blog".
2. "My Blog" is one of the channels for SDEV to explain to the public government policies and initiatives under the purview of this Bureau and the work of its nine departments, in addition to press conferences and briefings, media interviews, responses to public and media enquiries, speeches in public events, etc. No indicator or target has been set to assess the effectiveness of "My Blog", as it is difficult, if not impossible, to assess the effectiveness of public, media and community activities quantitatively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)011

(Question Serial No. 2835)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 126 of the Budget Speech that “A total of 20 residential sites were put up for sale by Government in 2014-15, capable of providing 6 300 private residential units. Taking into account the railway property development projects, the Urban Renewal Authority’s (URA) projects and private redevelopment or development projects, the land supply has a capacity of producing 20 000 units.” Will the Administration advise this Committee on the estimated and actual number of private residential units that could be provided by the Government’s Land Sale Programme, railway property development projects, projects of the URA, projects subject to lease modification/land exchange and other private development projects in the financial years of 2011-12, 2012-13, 2013-14 and 2014-15 respectively?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 41)

Reply:

The private housing flat production capacity of the land supplied/to be supplied to the market by various sources estimated on the information available at the time when the estimation was made is set out below -

Source of supply	Flat production capacity of land supplied/to be supplied in the Financial Year (About) (Note)			
	2011-12 (Estimated at March 2012)	2012-13 (Estimated at March 2013)	2013-14 (Estimated at March 2014)	2014-15 (Estimated at February 2015)
Government Land Sale Programme	7 870	8 200	13 000	6 300
Railway property development projects	4 260	4 100	2 900	8 400
Projects of the Urban Renewal Authority	1 090	900	250	2 700
Projects subject to lease modification/ land exchange	4 070	700	90	100
Private redevelopment projects not subject to lease modification/ land exchange	2 170	2 700	1 810	2 800

Note: The estimates may be different from the actual number of residential flats eventually produced, as the latter depends on the actual design by developers.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)012****(Question Serial No. 2836)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 127 of the Budget Speech that “the 2015-16 Land Sale Programme will include 29 residential sites capable of providing 16 000 units in total. Out of these sites, 16 are new ones. Taking into account the housing land supply from different sources, I expect that a total of 19 000 units can be provided...” Please advise this Committee on the detailed distribution of the potential private residential units to be provided by various land supply sources, including the Government’s Land Sale Programme, railway property development projects, projects of the Urban Renewal Authority, projects subject to lease modification/land exchange, and other private development projects, as well as the distribution of these sites for developing private residential units broken down by District Council districts.

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 42)

Reply:

The requested information in respect of the residential sites in the 2015-16 Land Sale Programme is set out below -

District Council district	No. of site	Estimated flat no. (about)
Southern	2	220
Kowloon City	1	910
Kwun Tong	1	790
Sham Shui Po	3	1 810
Islands	1	40
Kwai Tsing	1	740
Sha Tin	4	1 040
Tai Po	7	5 170
Tuen Mun	7	4 390
Yuen Long	2	550

In 2015-16, four railway property development projects are planned to be tendered. One (about 1 880 flats) is located in Yuen Long district and the other three (about 5 350 flats) in Sai Kung district.

Four Urban Renewal Authority projects are planned to be tendered/self-developed in 2015-16, with two in Kowloon City district (about 490 flats and 160 flats respectively), one in Eastern district (about 120 flats) and one in Sham Shui Po district (about 70 flats).

The forecast of about 4 400 private residential units from projects subject to lease modification/land exchange and other private development/redevelopment projects is made based on the historical annual average figures over the past ten-year period from 2005 to 2014.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)013

(Question Serial No. 1589)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Under this programme, in 2015-16 the Bureau will continue to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects. In this connection, please provide us with the following information:

- (1) the harbourfront enhancement projects implemented in 2014-15, including the manpower, resources and expenditure involved in table form;
- (2) the harbourfront enhancement projects to be planned and implemented in 2015-16, including the estimated manpower, resources and expenditure to be involved in table form;
- (3) the Phase II Public Engagement Exercise conducted by the Bureau on the proposed establishment of a Harbourfront Authority (HFA) was completed on 24 December 2014. Please advise on the number of public engagement exercises conducted, the manpower and expenditure involved, the number of participants and the number of responses received, as well as the proportion of the responses for or against the establishment of the HFA, and
- (4) if the HFA is to be established in the coming year, what are the details of the work to be taken forward, and the manpower and expenditure to be involved?

Asked by: Hon IP LAU Suk-ye, Regina (Member Question No. 20)

Reply:

- (1)&(2) Victoria Harbour is a precious public asset of Hong Kong and an icon of the city. The Government will continue to strive to enhance the harbourfront and improve its accessibility and connectivity. Over the years, the Government has mapped out visionary planning and strategy for harbourfront enhancement. Making reference to the former Harbour-front Enhancement Committee's recommendations for the 22 Action Areas along the Victoria Harbour and having regard to the actual circumstances of the sites, we are gradually taking forward short, medium and long term harbourfront enhancement projects.

In 2014-15, Kai Tak Runway Park Phase 1 and Hoi Fai Road Promenade in Tai Kok Tsui were completed and opened to the public in August and December 2014 respectively. At the new Central harbourfront, a site for organizing events and activities and an Observation Wheel had commenced operation respectively. The Planning Department commissioned a study to refine the urban design framework for the harbourfront areas from Wan Chai North to North Point. The Civil Engineering and Development Department commissioned a study to establish the technical feasibility of a proposed boardwalk underneath the Island Eastern Corridor.

In 2015-16, the Harbour Unit of the Planning and Lands Branch will continue to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects. With the completion of the major works for Kwun Tong Promenade Stage 2 in December 2014, the Promenade is expected to be ready for opening to the public in Q2 2015. Subject to public consultation and statutory plan amendments, the new development proposals for the western part of Kennedy Town and Yau Tong industrial area will also incorporate the development of a waterfront promenade. The above mentioned harbourfront-related studies commissioned in 2014-15 will continue in the course of 2015-16.

Within Development Bureau, the Harbour Unit of the Planning and Lands Branch oversees the work concerned and works closely with the Harbourfront Commission. It currently has 12 staff. The funding incurred or earmarked for taking forward the various harbourfront enhancement initiatives, together with the operation of the Harbourfront Commission in 2014-15 and 2015-16 is \$12.5 million and \$11.5 million respectively. The amount does not include emoluments of the staff of the Harbour Unit. The funding incurred or earmarked for implementation of individual harbourfront enhancement initiatives under the purview of other policy bureaux or departments is under their respective expenditure head and has not been included in these estimates.

- (3)&(4) Phase II Public Engagement Exercise (Phase II PE) on the proposed establishment of a Harbourfront Authority (HFA) was conducted from 25 September 2014 to 24 December 2014. During the three-month Phase II PE, a total of 19 PE sessions were held for various stakeholders including 3 public forums and briefings for the Legislative Council, District Councils of nine harbourfront districts, professional bodies and chambers of commerce. A total of about 500 persons attended the various sessions. 35 written submissions and 161 completed questionnaires were received. In collaboration with HC, the Government is now consolidating the views received from the PE and considering the way forward. As most of the comments received are qualitative comments on different aspects of the proposals for HFA, we have not compiled statistics on the number of responses for or against the proposed establishment of the HFA.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)014

(Question Serial No. 1596)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated that the Bureau would continue to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion in 2015-16. In this connection, please inform this Committee on the following:

- (1) How many applications for conversion of industrial buildings by owners have been received in the past three years? How many of them have been approved? What is the average time for approval for each case? In which districts are these approved industrial buildings located? What are the reasons for rejection?
- (2) What are the converted uses of these industrial buildings after redevelopment or wholesale conversion. Please provide specific figures broken down by type.

Asked by: Hon IP LAU Suk-ye, Regina (Member Question No. 52)

Reply:

The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of old industrial buildings aimed at providing more floor space that meets Hong Kong's changing social and economic needs. The measures came into effect on 1 April 2010 and will end on 31 March 2016. As at end-February 2015, the Lands Department (LandsD) had received 21 applications for redevelopment and 127 applications for wholesale conversion under the measures, of which 17 applications for redevelopment and 90 applications for wholesale conversion had been approved. 25 approved applications or executed waivers had subsequently been withdrawn or terminated by the applicants. The breakdown of the number of applications by year is shown below -

	Redevelopment		Wholesale conversion	
	Applications received (a)	Applications approved* (b)	Applications received (c)	Application approved# (d)
1.4.2010-31.3.2011	10	10	37	27
1.4.2011-31.3.2012	2	2	22	19
1.4.2012-31.3.2013	4	4	21	19
1.4.2013-31.3.2014	1	1	25	20
1.4.2014-28.2.2015	4	0	22	5
Total	21	17	127	90

* Out of the applications received under (a)

Out of the applications received under (c)

The processing time of each application varies, depending on various factors such as the complexity of the case and the time taken by the applicant to submit the required information and/or respond to LandsD's request for clarification. Applications that do not meet the application criteria, e.g. the proposed new use does not comply with the planning intent of the site, would be rejected.

Among the approved cases, a majority of the industrial buildings concerned are located in Kwun Tong and Kwai Chung. The geographical distribution of the applications is shown below -

	Wholesale Conversion		Redevelopment		Total	
	Received	Approved	Received	Approved	Received	Approved
Hong Kong	8	5	2	2	10	7
Kowloon	79	58	15	12	94	70
New Territories	40	27	4	3	44	30
Total	127	90	21	17	148	107

The main proposed new uses are hotels, offices, eating places as well as shops and services. A summary of the major uses is shown below -

(a) Wholesale conversion

Uses	Applications received	Applications approved	Gross Floor Area (GFA)/ Room number involved ^{Note 1}
(a) Hotel use	30	18	141,689 m ² (Room: 2,950)
(b) Office and other major uses ^{Note 2}	97	72	801,546 m ²

(b) Redevelopment

Uses ^{Note 3}	Applications received	Applications approved	GFA/ Room number involved ^{Note 1}
(a) Hotel use	5	3	22,065 m ² (Room: 650)
(b) Office / Commercial use	10	9	235,759 m ²
(c) Residential use	6	5	58,776 m ²

Note 1: The figures (both GFA and hotel room number) represent the total of the approved applications, with those approved but subsequently withdrawn/terminated excluded.

Note 2: Except for hotel use, applicants for wholesale conversion usually apply to LandsD for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include offices, shops and services, eating places, information technology and telecommunications, education institutions and places of recreation, sports or culture, and they are often not mutually exclusive.

Note 3: Applications for redevelopment may cover two categories of uses in the table, and they are counted towards their primary proposed use.

CONTROLLING OFFICER'S REPLY

DEVB(PL)015

(Question Serial No. 2208)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Political Assistant in 2014-15, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Political Assistant in 2015-16.

Asked by: Hon KWOK Ka-ki (Member Question No. 5)

Reply:

The actual expenditure on salary in respect of the position of Political Assistant (PA) to Secretary for Development (SDEV) in 2014-15 is \$1.20 million. The provision for the salary in respect of the position of PA to SDEV in 2015-16 is \$1.25 million. No expenditure was incurred on regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the PA to SDEV in 2014-15 and no provision has been earmarked for this purpose in 2015-16.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)016

(Question Serial No. 2209)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Under Secretary in 2014-15, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Under Secretary in 2015-16.

Asked by: Hon KWOK Ka-ki (Member Question No. 6)

Reply:

The actual expenditure on salary in respect of the position of the Under Secretary for Development (USDEV) in 2014-15 is 2.56 million. The provision for the salary in respect of the position of the USDEV in 2015-16 is \$2.68 million. No expenditure was incurred on regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the USDEV in 2014-15 and no provision has been earmarked for this purpose in 2015-16.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)017

(Question Serial No. 2210)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Secretary in 2014-15, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Secretary in 2015-16.

Asked by: Hon KWOK Ka-ki (Member Question No. 7)

Reply:

The actual expenditure on salary in respect of the position of Secretary for Development (SDEV) in 2014-15 is \$3.42 million. The provision for the salary in respect of the position of SDEV in 2015-16 is \$3.58 million. No expenditure was incurred on regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to SDEV in 2014-15 and no provision has been earmarked for this purpose in 2015-16.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)018****(Question Serial No. 2791)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In 2015-16, the Government will continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provide policy steer on and oversee the various planning and engineering studies and land use reviews, and continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing. Please provide the estimated expenditure and manpower arrangement for the work to increase land supply in the coming year. How many public rental housing (PRH) units, Home Ownership Scheme (HOS) units and private housing units will be completed in each district, broken down by District Council districts, in the coming year? Please also set out, by District Council districts, the number of sites identified for developing PRH, HOS and private housing units since the current-term Government assumed office and the number of units involved.

Asked by: Hon LAM Tai-fai (Member Question No. 61)

Reply:

The current-term Government has adopted a multi-pronged strategy to increase land supply to meet Hong Kong's housing and other needs. For increasing land supply in the short to medium term, we are continuing our work to increase the development intensity of available sites where planning terms permit, carry out land use reviews to identify sites that are suitable and can be converted to housing use, relax moratorium to remove development restrictions where feasible, plan for the development of the former Diamond Hill squatter areas and quarry sites, work with the Urban Renewal Authority on its urban renewal projects, and work with the MTR Corporation Limited on the railway property development projects. For increasing land supply in the longer term, we are continuing the planning and development of the Kwu Tung North New Development Area (NDA), Fanling North NDA, Tung Chung New Town Extension, Hung Shui Kiu NDA, and deserted agricultural land in North and Yuen Long districts converted to other incompatible uses. We are also continuing our studies on reclamation outside Victoria Harbour, rock caverns, underground space, New Territories North and Central Waters off Lantau. In addition, we are

continuing with the other initiatives that are conducive to speeding up the supply and development of land such

as streamlining land administration processes and launching the pilot arbitration scheme for determining land premium for lease modifications and land exchanges. The details and progress of the multi-pronged strategy are set out in CB(1)407/14-15(01) that we have provided to the Legislative Council Panel on Development in January 2015.

The work to increase land supply is undertaken by staff in Development Bureau and relevant departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved solely with the work.

According to information provided by Housing Department, the estimated production of its public rental housing flats in 2015-16, broken down by district councils, is as set out at **Annex 1** and no Home Ownership Scheme flats will be completed in 2015-16. As regards private housing production, the forecast of private domestic completions in 2015, as provided by the Rating and Valuation Department and broken down by districts, is at **Annex 2**.

- End -

Public Rental Housing (PRH) Production in 2015-16

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Lower Ngau Tau Kok Estate Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
	Sham Shui Po	So Uk Phase 1	2 900	2 900
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	6 700
		Shatin Area 52 Phase 3	2 000	
		Shatin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
	Ex-Yuen Long Estate	400		
			Total	23 300

(Based on the Public Housing Construction Programme as at December 2014)

Forecast of Private Domestic Completions by Districts in 2015

District	Forecast of private domestic completions in 2015
Central and Western	807
Wan Chai	1 662
Eastern	595
Southern	24
Yau Tsim Mong	218
Sham Shui Po	859
Kowloon City	2 481
Wong Tai Sin	-
Kwun Tong	-
Kwai Tsing	-
Tsuen Wan	5
Tuen Mun	2
Yuen Long	1 492
North	-
Tai Po	1 370
Sha Tin	2 086
Sai Kung	16
Islands	1 669
Overall	13 286

Remarks:

1. The figures above are provided by the Rating and Valuation Department (RVD).
2. All figures exclude village houses.
3. The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2015" in April 2015.

CONTROLLING OFFICER'S REPLY

DEVB(PL)019

(Question Serial No. 2513)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated that the Development Bureau (Planning and Lands Branch) “continued to work with the Urban Renewal Authority (URA) on the revitalisation of the Central Market” in 2014, but URA has yet to resolve the land premium issue. How will the Administration continue to help URA in taking forward the said project this year?

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 18)

Reply:

In July 2013, the Urban Renewal Authority (URA) obtained the approval of the Town Planning Board (TPB) for the Central Market revitalisation plan drawn up on the basis of the outcome of the public engagement (PE) programme conducted by the then Central Oasis Community Advisory Committee between 2009 and 2011. The progress of the project was held up by an application for judicial review in 2013. The application was subsequently rejected by the Court in April 2014. In August 2014, URA obtained the building plan approval for the project.

When first budgeted in 2009, URA projected that it would need \$500 million to complete the project. With the rising construction cost over time, the original estimate has been rendered out-of-date and seriously inadequate. URA is now revisiting the project details with a view to rationalising both the cost and the works to be carried out.

On the issue of land premium, in line with the established practice, the Government may consider concession having regard to the individual merits and justifications of each case. The Planning and Lands Branch of the Development Bureau will continue to support URA in taking forward the revitalisation project.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)020

(Question Serial No. 2519)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In 2013, the Development Bureau (Planning and Lands Branch) implemented the pilot scheme for the “Hong Kong Property for Hong Kong People” (HKPHKP) measure. Is it possible that the implementation of this policy will be resumed? If yes, under what circumstances will this happen?

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 20)

Reply:

The policy objective of the Hong Kong Property for Hong Kong People (HKPHKP) measure is to accord priority to Hong Kong Permanent Residents in making use of our scarce housing land resources when there is a tight demand-supply situation in the property market. The Government announced in September 2012 that the HKPHKP measure would be applied to two residential sites in the Kai Tak Development Area. The two sites were sold through tender in mid-2013. Subsequently, the various demand-side management measures implemented by the Government targeting at the property market have effectively curbed the demand of non-local purchasers for residential property. Hence, there is no pressing need to extend the HKPHKP measure to other sites at this stage. The Government will continue to closely monitor the situation and implement appropriate measures to facilitate the healthy development of the property market.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)021

(Question Serial No. 2520)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In 2015-16, the Development Bureau (Planning and Lands Branch) will pay special attention to increasing land supply in the short, medium and long-term. In October 2012, the Development Bureau promulgated information on the unleased or unallocated government land, and types of land which are considered not suitable for development, not yet available for development, or with low development potential (http://www.devb.gov.hk/filemanager/en/content_809/table_Eng.pdf); however, the Lands Department has set out, in its Estimates, some of the changes in land transaction and lease modification in 2013-14. Please provide the latest figures as at the end of 2014 according to the table below:

1 Area of unleased or unallocated government land													
	Residential								Commercial	Industrial	Government, Institution or Community	Open Space	Total
	Residential (Group A)	Residential (Group B)	Residential (Group C)	Residential (Group D)	Residential (Group E)	Commercial/Residential	Residential (Group A) to (Group E) and Commercial/Residential	Village Type Development					
2 Types of land which are considered not suitable for development, not yet available for development, or with low development potential													
	Residential (Group A)	Residential (Group B)	Residential (Group C)	Residential (Group D)	Residential (Group E)	Commercial/Residential	Residential (Group A) to (Group E) and Commercial/Residential	Village Type Development	Commercial	Industrial	Government, Institution or Community	Open Space	Total
Road/Passageways													
Man-made slopes													
Simplified Temporary Land Allocation													
Sites which are <0.05 hectares													
3 Unleased or unallocated government land after deducting the types of land above													
Remaining land area (1 - 2)													

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 6)

Reply:

The Government has not compiled statistics on government land in various land use zonings. We have in response to questions raised in the Legislative Council in July and October 2012 compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: “Residential”, “Commercial/Residential”, “Village Type Development”, “Commercial”, “Industrial”, “Government, Institution or Community” and “Open Space”. The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau’s website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). Significant resources are required for such work.

As the Government has explained on various occasions, the unleased and unallocated government land include natural slopes or sites in irregular shapes (e.g. empty space between buildings, back lanes and narrow strips of land alongside existing developments, highways or other amenities) and not all of them are suitable for development. Where there are individual sites with a reasonable size and configuration, their suitability for development would be examined and a series of factors, such as the adequacy of related infrastructural facilities, compatibility with neighbouring land uses (e.g. whether the site is too close to the existing or planned buildings), etc., would be taken into account. For individual sites of unleased or unallocated government land identified with potential for residential or other development, we will review and assess their development feasibility, and make appropriate arrangements, such as allocating them for public housing development, including them in the Land Sale Programme, or allocating them for other uses, when they are ready for development.

The various land use reviews carried out by the Government under the multi-pronged strategy to increase land supply cover government land currently vacant, under short term tenancies or different short-term or government uses. The objective is to identify suitable sites with potential for residential or other types of development. We estimate that about 35 ha of land identified for or already allocated for residential development (including both public and private housing) so far are among the unleased or unallocated government land captured in the aforesaid one-off statistics.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)022****(Question Serial No. 2521)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated that the Development Bureau (Planning and Lands Branch) will “continue to oversee and co-ordinate the work relating to the Kwu Tung North and Fanling North New Development Areas”. How can the public participate in the process to ensure that consultation results have the public mandate?

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 16)

Reply:

The Territorial Development Strategy Review undertaken by the Government back in the early 1990s had already proposed that the potential for strategic growth in the North East New Territories (NENT) areas be examined. The Planning and Development Study on NENT, which commenced in 1998, identified Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) as suitable for development as New Development Areas (NDAs). The Government consulted the public on the development proposal in 1999/2000. In 2003, having regard to the housing demand at the time, the Government decided to shelve the NDAs proposal pending a comprehensive review of Hong Kong's overall planning under the Study on Hong Kong 2030: Planning Vision and Strategy (the HK2030 Study).

The HK2030 Study commenced in 2001 and was completed in 2007. The Government issued the Final Report of the HK2030 Study in October 2007. The HK2030 Study was a comprehensive review of Hong Kong's territorial development strategy for formulating a broad planning framework to guide the future development of Hong Kong up to year 2030. It recommended proceeding with the KTN, FLN and PC/TKL NDAs as well as the Hung Shui Kiu NDA to address long-term housing demand and to provide more employment opportunities.

In accordance with the proposals set out in the HK2030 Study, we commenced the NENT NDAs Study in June 2008 to formulate a planning and development framework for the NDAs. The Study has adopted a three-stage Public Engagement (PE) Programme to facilitate public discussion and foster consensus building. In Stage 1 PE, which was conducted from November 2008 to February 2009, we solicited public views on the vision and their aspirations for the NDAs. During Stage 2 PE between November 2009 and January 2010, we consulted the public on the Preliminary Outline Development Plans for the NDAs. Stage 3 PE was conducted between June and September 2012 to gauge public comments on the Revised Outline Development Plans for the NDAs.

Having taking into account of the views and suggestions collected in the Public Engagement Programme, the Government formulated and announced the plan for the KTN and FLN NDAs in July 2013, and decided to take out the proposed PC/TKL NDA for further study together with other areas in New Territories North. Subsequently, the draft Outline Zoning Plans (OZP) for the KTN and FLN have been drawn up and they are undergoing the statutory town planning process under the Town Planning Ordinance. The Town Planning Board will consider the representations and comments submitted on the draft OZPs and submit its recommendations to the Chief Executive in Council for consideration.

As outlined above, the KTN and FLN NDAs have gone through an extensive public engagement exercise over a long period of time. They are a major source of land supply, particularly housing land supply, to meet the housing and other needs of Hong Kong in the medium to long term. In formulating the plans for the NDAs, the Government has endeavored to minimize the impact on the local residents and operations in the areas. However, it is inevitable that some will be affected given the development scale of the NDAs which will provide some 60 000 flats and 37 000 jobs.

The Government fully understands the need to look after those affected and is examining reasonable and appropriate ways to provide them with assistance as far as we can, subject to proper use of public resources. We will continue to listen to the views and suggestions of the affected. In this connection, we have set up two Social Service Teams to enhance liaison with them. The work would continue.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)023****(Question Serial No. 1232)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Brief Description of Programme (2) that the Bureau has “worked with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects to increase the supply of small and medium-sized flats” and has “continued to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provided policy steer on and overseen the various planning and engineering studies and land use reviews”. In this connection, please provide details of the planned or confirmed development projects of small and medium-sized flats in Yuen Long District, using the table below:

Project Progress	Type and Source of Site	Site Location	Estimated Number of Flats	Estimated Year of First Population Intake
e.g. Under planning	Land use rezoning			

Asked by: Hon LEUNG Che-cheung (Member Question No. 13)

Reply:

The information requested is set out below -

Project Progress	Type and Source of Site	Site Location	Estimated Number of Flats	Estimated Year of First Population Intake
Rezoning in progress	Land use review	12 sites in Yuen Long (2 sites already rezoned)	33 300	2018-2025 for the already rezoned sites; timing for remaining sites depends on progress of rezoning
Under planning	West Rail property development project	West Rail Yuen Long Station	1 880	To be determined
Under planning	West Rail property development project	Kam Sheung Road Station and Pat Heung Maintenance Centre	8 700	To be determined
Under study	Planning and engineering study	Hung Shui Kiu New Development Area (partly within Tuen Mun)	60 000	2024 onwards

Project Progress	Type and Source of Site	Site Location	Estimated Number of Flats	Estimated Year of First Population Intake
Under study	Planning and engineering study	Yuen Long South	26 100	2025 onwards
Under study	Land use review	Kam Tin South and Pat Heung	17 100	Beyond 2022

Note:

- 1 The above only presents the major planned or confirmed railway property development projects and potential housing developments identified under the major studies/land use reviews in Yuen Long. For the reviews and studies, the findings are preliminary and are subject to change. The above excludes sites already disposed/allocated or under construction.
- 2 The estimated number of flats may include a different mix of flat sizes.
- 3 In January 2015, the Development Bureau provided a paper to the Legislative Council Panel on Development on Increasing Land Supply. As mentioned in the paper, a total of 14 potential housing sites for providing 42 000 flats have been identified in Yuen Long and those include the two sites at Kam Sheung Road Station and Pat Heung Maintenance Centre.
- 4 As mentioned in the Land Use Review of Kam Tin South and Pat Heung, the whole area will provide a total of about 33 700 flats, which covers also three sites included in the 12 land use review sites and the two sites at Kam Sheung Road Station and Pat Heung Maintenance Centre under the West Rail property development project as mentioned above.

CONTROLLING OFFICER'S REPLY

DEVB(PL)024

(Question Serial No. 2933)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) (the Ordinance) came into operation in 1999. In 2010, the Ordinance was amended in which the application threshold for compulsory sale orders in respect of some specified lots was lowered from an ownership of 90% of the property interests to 80%. Regarding the implementation of the Ordinance, please advise this Committee on the following:

1. According to the response provided by the Government with regard to the Budget last year, the scales of certain private redevelopment projects are no smaller than those of the Urban Renewal Authority's (URA). Will the Government conduct any social impact assessments this year on urban renewal driven by the Ordinance? If yes, what are the details and the expenditure involved? If not, what are the reasons. Please provide details of the development of the cases with compulsory sale orders granted since 2013 according to the table below:

Case number	Lot number	Address of the property	Site Area	Transaction price by auction (\$ million)	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio	Number of residential units	Gross Floor Area	Plot ratio	Number of residential units	Gross Floor Area	

2. Has the Government conducted any studies to assess the social impact of the Ordinance and review the effectiveness of the supporting measures? If yes, please provide the details, the expenditure involved and the estimated expenditure to be involved?

Asked by: Hon LEUNG, Kenneth (Member Question No. 711)

Reply:

1. The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (LCSRO), which was enacted in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. Unlike the Urban Renewal Authority Ordinance (Cap. 563) (URAO), there is no provision in LCSRO similar to that in URAO that requires the submission of an assessment on the likely effect of the implementation of a development project or a development scheme before it is authorised for implementation. Thus, no social impact assessments have been submitted for redevelopment after compulsory sale under LCSRO. However, LCSRO provides that the Lands Tribunal will not make an order for sale unless the Tribunal is satisfied that the redevelopment of the lot is justified due to the age or state of repair of the existing development on the lot and that the majority owner applying for compulsory sale has taken reasonable steps to acquire all the undivided shares in the lot.

Details of the redevelopment sites with compulsory sale orders granted since 2013 are at Annex.

2. The Development Bureau (DEVB) gazetted in January 2010 the Land (Compulsory Sale for Redevelopment)(Specification of Lower Percentage) Notice (Notice) which specifies a lower compulsory sale threshold of 80% for three specified classes of lot. The Notice has come into operation since 1 April 2010. When the Notice was scrutinised in the Legislative Council (LegCo), some LegCo members considered that there was a need to enhance Government's support for minority owners as more minority owners of old buildings might face compulsory sale as a result of the Notice. In response to the suggestion of the LegCo members, DEVB launched the "Pilot Mediation Scheme" (PMS) and the "Pilot Scheme on Outreach Support Service for Elderly Owners" (OSSEO) to enhance the support available to minority owners affected by compulsory sale in January 2011.

PMS aims to facilitate the parties involved in or contemplating compulsory sale applications under LCSRO in undertaking mediation on a voluntary basis. In March 2013, we commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of PMS. The scope of the review covered the adequacy of the current areas of service under the Scheme, its effectiveness, the factors pertinent to its level of success and recommendations on the way forward.

In June 2014, Versitech submitted its Final Report to DEVB. The major findings and conclusions of the consultancy review are: (a) PMS has served its historical mission in better informing the public on mediation as an alternative dispute resolution mechanism to hearings at the Lands Tribunal for settling disputes in compulsory sale cases; (b) given the change in circumstances since 2011, to carry on PMS in its present form might not be cost-effective as minority owners could now more readily access information on mediation service and both the information cost and the operational cost of mediation have become lower in recent years as a result of the enactment of the Mediation Ordinance and an increase in the number of mediators trained for handling compulsory sale; and (c) the Government has a role to continue the funding for publicity and public education on mediation for compulsory sale.

We accepted the findings and recommendations of the consultancy review and have wound down PMS. We will follow up on the recommendation of the consultancy report to continue with a publicity and public education programme on mediation in compulsory sale cases in a more focused manner. The total expenditure for the consultancy review is \$900,000.

The above has been reported to the LegCo Panel on Development via the information paper "Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (CB(1)16/14-15(01))".

OSSEO aims to provide elderly owners residing in old buildings with information and other support services in relation to compulsory sale. The social workers of the scheme proactively reach out to elderly minority owners to offer assistance. We will conduct a review of the scheme in 2015-16 before deciding on the future of the outreach scheme.

The expenditure to be involved in this internal review will be absorbed by DEVB from within its existing resources.

- End -

Annex

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 18000/2011	The Remaining Portion of Section A of New Kowloon Inland Lot No 317 and the Extension thereto	Nos. 456 - 456A and 458 - 458A Sai Yeung Choi Street North, Kowloon	#	\$240 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
				-	32	-					
LDCS 21000/2011	Section D of Sub-section 1 of Section A of Inland Lot No.1946 and The Remaining Portion of Sub-section 3 of Section A of Inland Lot No.1946 and Section A of Sub-section 3 of Section A of Inland Lot No.1946	Nos. 103 & 105 Caroline Hill Road, Causeway Bay, HK	#	\$162 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
				-	8	-					
LDCS 27000/2011	The Remaining Portion of Section A of Inland Lot No. 834	Western Court Nos. 450, 450A-G, 452, 452A-G, 454, 454A-G, 456, 456A-G Queen's Road West, Western District, Hong Kong	2,809.391 m ²	\$2,957 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 4,797.6m ² ◇ Domestic GFA = 20,843.4m ² ◇	Building construction has not been completed.
				-	320	-					
LDCS 32000/2011	Kowloon Inland Lot No.8669 and Kowloon Inland Lot No.8753	Nos. 10 & 12 Kimberley Street, Tsim Sha Tsui, Kowloon	261.055m ²	\$292 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	Not applicable	Hotel GFA = 3,131.932m ² ◇	The approved proposal is a hotel development. Building construction has not been completed.
				-	12	-					

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 41000/2011	The Remaining Portion of Sub-section 1 of Section G of Kowloon Marine Lot No.47 The Remaining Portion of Section C of Sub-section 1 of Section G of Kowloon Marine Lot No.47	Nos. 94 & 96 Tak Cheong Street, Yau Ma Tei, Kowloon	179.95 m ²	\$81 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans. -	12	-	*	Not applicable	Hotel GFA = 9829.4m ² ◇	The approved proposal is a hotel development The redevelopment site covers Nos. 82-92 Tak Cheong Street, Nos. 98-100 Tak Cheong Street and 2 & 4 Soy Street. Building construction has not been completed.
LDCS 42000/2011	The Remaining Portion of Inland Lot No.1486	No. 20 Caine Road, HK	1,606.944m ² (Aggregate site area of 18-20 Caine Road)	\$732.3 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans. -	67 (20 Caine Road only)	-	*	264◇	Domestic GFA = 12854.26m ² ◇ (combined site)	The redevelopment site covers Nos. 18-20 Caine Road. Building construction has not been completed.
LDCS 46000/2011	Sections C,D,E,F,G,H and I of Kowloon Inland Lot No.1322 The Remaining Portion of Kowloon Inland Lot No.1322	Nos. 7 & 7A Victory Avenue, Ho Man Tin, Kowloon	916.533 m ²	\$751.3 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans. -	60	-	*	*	Non-domestic GFA = 871.3m ² ◇ Domestic GFA = 6,867.0m ² ◇	The redevelopment site covers Nos. 7-7G Victory Avenue. Building construction has not been completed.
LDCS 2000/2012	Section E of Kowloon Marine Lot No.52	Nos. 18 & 20 Wan On Street, No.2 Wan Shun Street and No.1 Wan King Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$78.20 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans. -	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-	*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including LDCS 3000/2012, 4000/2012, 5000/2012, 10000/2012, 11000/2012, and 32000/2012-39000/2012)	The redevelopment site covers Nos. 18- 24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 3000/2012	Section F of Kowloon Marine Lot No.52	Nos. 3 & 5 Wan King Street, Nos. 4 & 6 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$63.20 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including LDCS 2000/2012, 4000/2012, 5000/2012, 10000/2012, 11000/2012, and 32000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 4000/2012	Section G of Kowloon Marine Lot No.52	Nos.7 & 9 Wan King Street, Nos.8 & 10 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$61.1 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including LDCS 2000/2012, 3000/2012, 5000/2012, 10000/2012, 11000/2012, and 32000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 5000/2012	Section H of Kowloon Marine Lot No.52	Nos.11 & 13 Wan King Street, Nos.12 & 14 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$75.71 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including LDCS 2000/2012-4000/2012, 10000/2012, 11000/2012, and 32000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 9000/2012	Section C of New Kowloon Inland Lot No.27 Section B of New Kowloon Inland Lot No.27	Nos.344 & 346, Lai Chi Kok Road, Sham Shui Po, Kowloon	#	(Developer acquired the remaining property interests after the Order for Compulsory sale was made. The originally scheduled public auction was cancelled.)	There is no plot ratio / GFA / volumn calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 10000/2012	Sub-section 5 of Section D of Kowloon Marine Lot No.52	Nos.15 & 17 Wan Shun Street, Nos.16 & 18 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$83.50 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ♦ Domestic GFA = 30,284.7m ² ♦ (combined site also including LDCS 2000/2012 - 5000/2012, 11000/2012, and 32000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 11000/2012	Sub-section 6 of Section D of Kowloon Marine Lot No.52	Nos.19 & 21 Wan Shun Street, Nos.20 & 22 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$67.4 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ♦ Domestic GFA = 30,284.7m ² ♦ (combined site also including LDCS 2000/2012 - 5000/2012, 10000/2012, and 32000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 12000/2012	Section E of Inland Lot No. 3536	Nos. 205 & 207 Tsat Tsz Mui Road and Nos. 4 & 6 Nation Street, North Point, Hong Kong	1509.7m ² (Aggregate site area of Nos.2-26 Nation Street and Nos.201-227 Tsat Tsz Mui Road)	\$164 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	<u>Scheme 1</u> Non-domestic GFA = 6776.76m ² ♦ Domestic GFA = 25659.644m ² ♦ <u>Scheme 2</u> Non-domestic GFA = 45288.962m ² ♦ (combined site also including LDCS 15000/2012, 16000/2012, 20000/2012, and 21000/2012)	The redevelopment site covers Nos.704-730 King's Road, Nos.1-25 Nation Street and Nos.201-227 Tsat Tsz Mui Road. Building construction has not been completed.
LDCS 13000/2012	Section D of Inland Lot No. 3536 and the Remaining Portion of Inland Lot No. 5099	Nos. 209 & 211 Tsat Tsz Mui Road and Nos. 8 & 10 Nation Street, North Point, Hong Kong	1509.7m ² (Aggregate site area of Nos.2-26 Nation Street and Nos.201-227 Tsat Tsz Mui Road)	\$157 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	(combined site also including LDCS 15000/2012, 16000/2012, 20000/2012, and 21000/2012)	The redevelopment site covers Nos.704-730 King's Road, Nos.1-25 Nation Street and Nos.201-227 Tsat Tsz Mui Road. Building construction has not been completed.

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 15000/2012	Section B of Inland Lot No.5741	Nos.724 & 726 King's Road and Nos.19 & 21 Nation Street, Quarry Bay, HK	1509.7m ² (Aggregate site area of Nos.704-730 King's Road and Nos.1-25 Nation Street)	\$156 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Scheme 1 Non-domestic GFA = 6776.76m ² ♦ Domestic GFA = 25659.644m ² ♦ Scheme 2 Non-domestic GFA = 45288.962m ² ♦	The redevelopment site covers Nos.704-730 King's Road, Nos.1-25 Nation Street and Nos.201-227 Tsat Tsz Mui Road. Building construction has not been completed.
LDCS 16000/2012	Section D of Inland Lot No.5099 and The Remaining Portion of Inland Lot No.5741	Nos.16 & 18 Nation Street and Nos.217 & 219 Tsat Tsz Mui Road, Quarry Bay, HK	1509.7m ² (Aggregate site area of Nos.2-26 Nation Street and Nos.201-227 Tsat Tsz Mui Road)	\$163 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	(combined site also including LDCS 12000/2012, 13000/2012, 20000/2012 and 21000/2012)	
LDCS 19000/2012	The Remaining Portion of Section K of Kowloon Inland Lot No.1109 Sub-section 1 of Section K of Kowloon Inland Lot No.1109	58-60 Ma Tau Kok Road, Kowloon	#	(Developer acquired the remaining property interests after the Order for Compulsory sale was made. The originally scheduled public auction was cancelled.)	No approved general building plans.			*	*	Non-domestic GFA = 1,577.165m ² ♦ Domestic GFA = 7,879.419m ² ♦ (combined site)	The redevelopment site covers Nos. 50-64 Ma Tau Kok Road & Nos. 162-168 Pau Chung Street. Building construction has not been completed.
LDCS 20000/2012	Section C of Inland Lot No. 3536 and Section B of Inland Lot No. 3536	Nos 704, 706, 708 & 710 King's Road, No. 14 Healthy Street and Nos. 1, 3 & 5 Nation Street, North Point, Hong Kong	1509.7m ² (Aggregate site area of Nos.704-730 King's Road and Nos.1-25 Nation Street)	\$421 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Scheme 1 Non-domestic GFA = 6776.76m ² ♦ Domestic GFA = 25659.644m ² ♦ Scheme 2 Non-domestic GFA = 45288.962m ² ♦ (combined site also including LDCS 12000/2012, 13000/2012, 15000/2012, and 16000/2012)	The redevelopment site covers Nos.704-730 King's Road, Nos.1-25 Nation Street and Nos.201-227 Tsat Tsz Mui Road. Building construction has not been completed.
LDCS 21000/2012	Section A of Inland Lot No. 5099 and Section C of Inland Lot No. 5741	Nos. 720 & 722 King's Road and Nos. 15 & 17 Nation Street, North Point, Hong Kong	1509.7m ² (Aggregate site area of Nos.704-730 King's Road and Nos.1-25 Nation Street)	\$164 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	(combined site also including LDCS 12000/2012, 13000/2012, 15000/2012, and 16000/2012)	

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 23000/2012	The Remaining Portion of Kowloon Inland Lot No. 1504 and Section B of Kowloon Inland Lot No. 1503, and Section D of Kowloon Inland Lot No. 1503, Kowloon	No. 58 and No. 60 of Shanghai Street, Kowloon	#	\$146 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	28	-				
LDCS 28000/2012	Kowloon Inland Lot No. 10005 and Kowloon Inland Lot No. 9987	Nos. 16-16A and Nos. 18-18A Ka Shin Street, Tai Kok Tsui, Kowloon	312.2m ²	\$135 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	*	The redevelopment site combines with Nos. 8-14 Ka Shin Street Building construction has not been completed.
					-	20	-				
LDCS 32000/2012	Section I of Kowloon Marine Lot No.52	Nos.15 & 17 Wan King Street, Nos.16 & 18 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$78.10 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including 2000/2012-5000/2012, 10000/2012, 11000/2012, and 33000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				
LDCS 33000/2012	Section J of Kowloon Marine Lot No.52	Nos.19 & 21 Wan King Street, Nos.20 & 22 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$60.70 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including 2000/2012 - 5000/2012, 10000/2012, 11000/2012, 32000/2012 and 34000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
					-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 34000/2012	The Remaining Portion of Kowloon Marine Lot No.52	Nos.23 Wan King Street, Nos.24 & 26 Wan Shun Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$44.80 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ◆ Domestic GFA = 30,284.7m ² ◆ (combined site also including 2000/2012-5000/2012, 10000/2012, 11000/2012, 32000/2012, 33000/2012 and 35000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 35000/2012	Sub-section 1 of Section D of Kowloon Marine Lot No.52	Nos.22 & 24 Wan On Street, No.1 Wan Shun Street and No.2 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$75.8 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ◆ Domestic GFA = 30,284.7m ² ◆ (combined site also including 2000/2012-5000/2012, 10000/2012, 11000/2012, 32000/2012-34000/2012 and 36000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 36000/2012	Sub-section 2 of Section D of Kowloon Marine Lot No.52	No.3 Wan Shun Street, No.4 Wan Fuk Street and No.6 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$59.90 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 3,785.6m ² ◆ Domestic GFA = 30,284.7m ² ◆ (combined site also including 2000/2012-5000/2012, 10000/2012, 11000/2012, 32000/2012-35000/2012 and 37000/2012-39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites	
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)		
LDCS 37000/2012	Sub-section 3 of Section D of Kowloon Marine Lot No.52	Nos.7 & 9 Wan Shun Street, Nos.8 & 10 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$63.8 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.	-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-	*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including 2000/2012-5000/2012, 10000/2012, 11000/2012, 32000/2012-36000/2012, 38000/2012 and 39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 38000/2012	Sub-section 4 of Section D of Kowloon Marine Lot No.52	Nos.11 & 13 Wan Shun Street, Nos.12 & 14 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$83.7 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.	-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-	*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including 2000/2012-5000/2012, 10000/2012, 11000/2012, 32000/2012-37000/2012 and 39000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.
LDCS 39000/2012	The Remaining Portion of Section D of Kowloon Marine Lot No.52	Nos.23, 25 & 27 Wan Shun Street, Nos.24 & 26 Wan Fuk Street, To Kwa Wan, Kowloon	4011.608m ² (Aggregate site area of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	\$107.1 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.	-	452 (Total no. of domestic flats of 18-24 Wan On Street, 18-24 Wan Fuk Street, 1-27 Wan Shun Street, 1-23 Wan King Street)	-	*	*	Non-domestic GFA = 3,785.6m ² ◇ Domestic GFA = 30,284.7m ² ◇ (combined site also including 2000/2012 - 5000/2012, 10000/2012, 11000/2012, and 32000/2012-38000/2012)	The redevelopment site covers Nos. 18-24 Wan On Street, Nos. 18-24 Wan Fuk Street, Nos. 1-27 Wan Shun Street & Nos. 1-23 Wan King Street Building construction has not been completed.

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 40000/2012	(i) Section A of Sub-section 2 of Section C, (ii) Section B of Sub-section 2 of Section C, (iii) Section B of Sub-section 1 of Section D, (iv) Section A of Sub-section 2 of Section D, (v) the Remaining Portion of Subsection 2 of Section C, (vi) the Remaining Portion of Subsection 1 of Section D, (vii) the Remaining Portion of Subsection 2 of Section D, (viii) Section C of Sub-section 1 of Section D, (ix) Section D of Sub-section 1 of Section D, and (x) Section A of Sub-section 1 of Section D of Quarry Bay Inland Lot No. 4	Golden Horse Mansion, Nos. 21-39 Mansion Street, Quarry Bay, Hong Kong	1097.499 m ²	\$850 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	88	-				
LDCS 42000/2012	Kowloon Inland Lot No.3275	Nos.10-12 A, La Salle Road, Kowloon	#	\$145.80 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	12	-				
LDCS 48000/2012	Section A of Inland Lot No.2155 Section E of Inland Lot No.2155 Section B of Inland Lot No.2155	307-311 Des Voeux Road West, HK	932.200m ²	\$163.97 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			*	*	Non-domestic GFA = 1445.35m ² ♦ Domestic GFA = 8363.20m ² ♦ (combined site)	The redevelopment site covers Nos. 307-329 Des Voeux Road West. Building construction has not been completed.
					-	12 (307-311 Des Voeux Road West only)	-				
LDCS 53000/2012	Sub-section 1 of Section L of Kowloon Inland Lot No.4307	Nos.18-20 Ko Shan Road, To Kwa Wan, Kowloon	#	\$71.85 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			*	*	Non-domestic GFA = 324.2m ² ♦ Domestic GFA = 2,505.4m ² ♦ (combined site)	The redevelopment site covers Nos. 18-34 Ko Shan Road. Building construction has not been completed.
					-	10	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 57000/2012	Section A of Subsection 1 of Section B of Quarry Bay Inland Lot No. 15	Nos. 999 - 1013 King's Road, Quarry Bay, Hong Kong	767.195 m ²	\$660 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	85	-				
LDCS 3000/2013	The Remaining Portion of Section C and Sub-section 5 of Section D of Quarry Bay Inland Lot No 4 and the Remaining Portion of Section D of Quarry Bay Inland Lot No 4	Nos 852 - 854 King's Road, Hong Kong	548.738 m ²	\$169.25 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	20	-				
LDCS 7000/2013	Sub-section 1 of Section A of Sub-section 2 of Section A of Marine Lot No.243 The Remaining Portion of Section A of Sub-section 2 of Section A of Marine No.243	Nos.41- 45 Catchick Street, Sai Wan, HK	209.032m ²	(The developer acquired the remaining property interests after the Order for Compulsory Sale was made. Public auction was thus cancelled.)	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	28	-				
LDCS 8000/2013	Inland Lot No. 7514 and Inland Lot No. 7513	Nos. 1-3 Yuet Yuen Street, North Point, Hong Kong	332.779m ² (Aggregate site area of 22 Java Road and 1-5 Yuet Yuen Street)	\$105 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Non-domestic GFA = 149.8m ² ◆ Domestic GFA = 2,902.3m ² ◆ (combined site)	The redevelopment site combines with No. 22 Java Road and No. 5 Yuet Yuen Street. Building construction has not been completed.
					-	12	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 3000/2014	Subsection J of Section J of Kowloon Inland Lot No. 1171 and the Remaining Portion of Section J of Kowloon Inland Lot No. 1171	Nos. 148-148A Austin Road, Kowloon, Hong Kong	#	\$286.9 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans.			Not applicable	Not applicable	Not applicable	No approved redevelopment proposal.
					-	20 (Total no. of domestic flats of Nos. 148-150A Austin Road)	-				

Legend :

- # Information is not available.
- * Under the obligation of confidence, such information cannot be disclosed (not available).
- ◇ Figures are obtained from the "Monthly Digest" of the Buildings Department.

CONTROLLING OFFICER'S REPLY**DEVB(PL)025****(Question Serial No. 2174)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the following:

- (1) It is mentioned in Programme (2) that the Bureau will “continue the review on the New Territories Small House Policy”. What are the details?
- (2) The Bureau stated earlier on that all unauthorised building works (UBW) of small houses in the New Territories would be removed. Please advise on the effectiveness of the removal of UBW over the past five years. Please advise this Committee of the situation using the table below (including the results and the number of cases handled, and specify in the “Others” column the details of the handling approach):

	Cases being processed	Warnings issued	Charging orders imposed	Statutory orders imposed	Prosecution initiated	Land resumed	Others
2010							
2011							
2012							
2013							
2014							

- (3) There were opinions that the rural development of low density small houses is a waste of land resources. Will the Government consider building on sites for rural development multi-storey small houses (as in the Government’s proposal in 2006 to build multi-storey small houses in Pai Tau and Sheung Wo Che in Shatin, and Ha Mei San Tsuen in Yuen Long) or Home Ownership Scheme flats (with consideration to allocate flats to the indigenous villagers on a pro rata basis)?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 529)

Reply:

1. The review of the small house policy is on-going. The small house policy has been in operation for a long time. The review inevitably involves complicated issues concerning various aspects including legal, environment and land use planning, all of which require careful examination.
2. The Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) (including small houses) in accordance with the Buildings Ordinance (Cap. 123) and the prevailing enforcement policy. The numbers of removal orders issued, removal orders complied with and prosecutions instigated associated with UBWs in NTEHs from 2010 to 2014 are tabulated below -

Year	Number of removal orders issued	Number of removal orders complied with ⁽¹⁾	Number of prosecutions instigated ⁽¹⁾
2010	304	113	129
2011	377	171	204
2012	161	45	84
2013	328	125	80
2014	454	234	79

Note:

- (1) As case processing work may straddle different years, the numbers of removal orders complied with and prosecutions instigated in a year may not necessarily correspond to the number of removal orders issued in the same year. The figures reflect the number of removal orders complied with and prosecutions instigated within the calendar year.

Where UBWs constitute a breach of lease conditions (normally a breach of the development conditions, e.g. number of storeys and building height), the Lands Department (Lands D) would take appropriate lease enforcement action having regard to the enforcement action taken or to be taken by BD according to the law. The numbers of lease enforcement action taken by Lands D from 2010 to 2014 are tabulated as follows:

Year	No. of cases being processed ⁽¹⁾	No. of warning letters issued ⁽¹⁾	No. of warning letters registered in the Land Registry ⁽¹⁾
2010	496	438	171
2011	915	468	281
2012	n/a ⁽²⁾	66	82
2013	n/a ⁽²⁾	0 ⁽²⁾	0 ⁽²⁾
2014	n/a ⁽²⁾	8 ⁽³⁾	1 ⁽³⁾

Note:

- (1) As case processing work may straddle different years, the number of warning letters issued and those registered in the Land Registry may not necessarily correspond to the number of cases being processed in the same year.
 - (2) BD started implementing the enhanced enforcement strategy against UBWs in NTEHs in April 2012. Since then, specified green and amenity facilities are permitted to be retained or installed in existing and new NTEHs, and would not be regarded as lease breaches. Lands D would also withhold lease enforcement action against those UBWs under the reporting scheme for UBWs in NTEHs.
 - (3) Lands D took lease enforcement action against eight cases in 2014 where the built-over area of the concerned NTEHs had not exceeded the exemption criteria under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) and therefore the UBWs did not fall within the BD's reporting scheme. Among the eight cases, there was one case with warning letter registered in the Land Registry in 2014 since the breach was not purged upon expiry of the warning period. The remaining seven cases were pending rectification of the breach or registration of warning letters.
3. The suggestion of allowing multi-storey small house development will involve issues like planning, building control, urban design, environmental and topographical impact, adequacy of supporting infrastructure, etc., that need to be examined and addressed. Moreover, the fact that small houses are currently exempted from certain controls under the Buildings Ordinance is based on the height and area, etc. of small houses; the building safety aspect would also be a concern to be examined and addressed.

Regarding the suggestion of allocating Home Ownership Scheme flats to indigenous villagers, this needs to be carefully considered as it would have an impact on the allocation of subsidised housing resources.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)026****(Question Serial No. 2175)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the following:

What are the staff establishment and estimated expenditure for the North East New Territories New Development Areas, Hung Shui Kiu New Development Area, Lok Ma Chau Loop, Kwu Tung South Development Area and Yuen Long South this year?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 531)

Reply:

The above projects and the associated studies mainly involve the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD). The staff establishment in the two departments created solely for taking forward the projects and studies is set out below -

Projects/ Studies	Expenditure on the Projects/ Studies in 2015 - 16 (\$ million)	No. of staff		Expenditure on the staff in CEDD in 2015 - 16 (\$ million)
		PlanD	CEDD	
North East New Territories New Development Areas	19.04	-	11	11.16
Hung Shui Kiu New Development Area	9.7	-	2	2.12
Lok Ma Chau Loop	5.4	-	1	0.90
Kwu Tung South Development Area	2.8	-	-	-
Yuen Long South	7.6	-	1	0.90

There are other staff in the two departments and Development Bureau who are involved with the work as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)027

(Question Serial No. 2177)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide information about the Hung Shui Kiu New Development Area to this Committee:

- (1) What are the latest progress and initial findings of the study on finalising the development mechanism? What changes will there be in the study to be carried out in the next financial year? What is the estimated expenditure regarding such developments this year?
- (2) What preliminary plans does the Government have to compensate and rehouse the inhabitants of squatter huts or licensed structures, farmers, business operators, open storage operators and small factories being affected by the clearance?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 537)

Reply:

The Hung Shui Kiu (HSK) New Development Area (NDA) Planning and Engineering Study (the Study), undertaken by the Civil Engineering and Development Department and Planning Department, commenced in 2011. Based on the comments received in the Stage 2 Community Engagement completed in October 2013, we are formulating the draft Recommended Outline Development Plan (RODP) and carrying out the necessary technical assessments. We will commence the Stage 3 Community Engagement in mid-2015 to solicit public comments on the draft RODP. The estimated expenditure for the Study in 2015-16 is about \$9.7M.

Issues such as compensation and rehousing for clearances relating to the implementation of the HSK NDA would be further examined at the next stage of work having regard to the views we will receive on the planning for the NDA during the Stage 3 Community Engagement.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)028

(Question Serial No. 2188)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office
(2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee, in tabular form, on the estimated expenditure in respect of the following units in 2015-16, with information on the establishment, ranks, salaries and relevant allowances for directorate civil servants, as well as the amount of personnel related expenses:

1. Office of the Secretary for Development
2. Planning and Lands Branch of the Development Bureau and its Planning Division (Planning Unit, Harbour Unit); Urban Renewal and Buildings Division (Buildings Unit, Urban Renewal Unit); Lands Division; Administration Unit (Admin Section, Personnel Section, Official Languages Section, Resource Management Section, Information Technology Section)

Asked by: Hon LEUNG Kwok-hung (Member Question No. 509)

Reply:

The establishment of directorate posts in the Office of the Secretary for Development and Planning and Lands Branch of the Development Bureau in 2015-16 is as follows:-

Office	Rank	No.
Office of the Secretary for Development	Administrative Officer Staff Grade C	1
Planning and Lands Branch	Administrative Officer Staff Grade A1	1
Planning Division	Administrative Officer Staff Grade B1	1
	Administrative Officer Staff Grade C	2
	Government Town Planner	1
Urban Renewal and Buildings Division	Administrative Officer Staff Grade B	1
	Administrative Officer Staff Grade C	2
Lands Division	Administrative Officer Staff Grade B	1
	Administrative Officer Staff Grade C	2
Administration Unit	Principal Executive Officer	1

The estimated expenditure on salaries, allowances and personnel related expenses in respect of these directorate officers in 2015-16 is around \$26.38 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)029

(Question Serial No. 1169)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Phase II of the public engagement (PE) exercise on the proposed establishment of a Harbourfront Authority (HFA) conducted by the Harbourfront Commission in collaboration with the Development Bureau was completed on 24 December 2014. It is mentioned in Matters Requiring Special Attention in 2015-16 that the Government will consider the way forward for the proposed establishment of a HFA in the light of public views. In this connection, will the Government inform this Committee on:

1. the resources allocated to the preparation for the establishment of a HFA over the past three years, with a detailed breakdown of the expenditure involved; and
2. the time to announce the details on the establishment of the HFA now that the Phase II PE on its proposed establishment was completed. If it is decided that a HFA will be established, what are the expenditure and staff establishment to be involved?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 24)

Reply:

1. The Harbourfront Commission (HC) and the Government have jointly carried out the Public Engagement (PE) exercise on the proposed establishment of a Harbourfront Authority (HFA). Phases I and II of the PE were completed in January and December 2014 respectively. The work was overseen by staff of the Harbour Unit of the Planning and Lands Branch of Development Bureau as part of their overall duties. We are therefore unable to provide a breakdown of the manpower deployed solely for the work. As regards the PE activities, \$570,087 and \$1,434,000 had been spent on them in the financial year of 2013-14 and 2014-15 respectively. The amount does not include emoluments of the staff of the Harbour Unit.

2. In collaboration with HC, the Government is now consolidating the views received from the PE and considering the way forward. The establishment of an HFA involves complicated issues that require detailed and careful examination. As such, we currently do not have a timetable for completing the examination of the proposal.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)030

(Question Serial No. 1175)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is the wish of many West Kowloon residents to have a West Kowloon Waterfront Promenade (“WKWP”) that connects Hung Hom with Sham Shui Po. However, the current distance covered by the WKWP falls far short of public expectation. In this connection, will the Government advise this Committee on the following:

1. how much resources will be allocated to the management of WKWP in the next three years? Please provide a detailed breakdown of the expenditure on items like repairs and maintenance as well as promotion.
2. will the Government consider extending the Promenade to connect Hung Hom with Sham Shui Po? Will it also consider the construction of boulevards to connect the Promenade with the hinterland so as to enhance the overall accessibility? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 30)

Reply:

1. Victoria Harbour is a precious public asset of Hong Kong and an icon of the city. The Government will continue to strive to enhance the harbourfront and improve its accessibility and connectivity.

With the completion of various harbourfront enhancement works in recent years, waterfront promenades are now available for public use on the central and western part of Kowloon from Tsim Sha Tsui Ferry Pier to Laguna Verde in Hung Hom, at the headland area for the development of the future Park of the West Kowloon Cultural District (WKCD), and from Hampton Place to New Yau Ma Tei Typhoon Shelter in Tai Kok Tsui.

The existing waterfront promenade within the future Park site in WKCD will be closed for upgrading works by phases as the development of the WKCD project proceeds. The management and maintenance responsibilities of the existing and future upgraded waterfront promenades within WKCD rest with the West Kowloon Cultural District Authority. Meanwhile, Avenue of Stars in Tsim Sha Tsui, the waterfront promenades fronting Harbour Grand as well as Laguna Verde in Hung Hom and the part from Hampton Place to One Silver Sea in Tai Kok Tsui are under private management. No government funding or resources would be incurred for the management and maintenance of these promenades.

As for the remaining promenade sections under the management of the Government, the expenditure earmarked or estimated for management and maintenance is around \$5 million in 2015-16, \$5.1 million in 2016-17 and \$5.4 million in 2017-18. The Harbour Unit of the Planning and Lands Branch of Development Bureau will continue to make use of its existing resources to promote the use of harbourfront promenades.

2. The Government aims to provide a continuous promenade along both sides of the harbour for public enjoyment, subject to the circumstances of individual harbourfront sites and allocation of resources for their development. For instance, the construction of the Hoi Fai Road Promenade was completed in 2014-15 and is now open to the public. Looking ahead, the proposed new residential and commercial developments at Cheung Sha Wan waterfront have incorporated the development of a waterfront promenade. Relevant project proponents would need to conduct studies to look into various issues, including pedestrian connectivity between the harbourfront and the hinterland, when developing the promenade.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)031****(Question Serial No. 0547)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

How many residential units and ground floor shops in Hong Kong are currently left vacant as a result of private redevelopment? Please list the respective numbers of vacant residential units and ground floor shops by individual projects, with information on the sites and names of the developers concerned, delineated by District Council boundary and by year; and provide the territory-wide totals.

Asked by: Hon LEUNG Yiu-chung (Member Question No. 30)

Reply:

We take it that the question seeks information on the number of residential units and ground floor shops that are being left vacant during the process of acquisition of the properties before private redevelopment begins. We do not have such information other than that for redevelopment projects undertaken by the Urban Renewal Authority (URA).

For URA's redevelopment projects, as at 1 March 2015, 11 such projects were under acquisition. The breakdown by District Council boundary is as follows -

District	Number of redevelopment projects	Number of domestic units involved	Number of domestic units acquired by URA and vacated (as at 1 March 2015)	Number of ground floor shops involved	Number of ground floor shops acquired by URA and vacated (as at 1 March 2015)
Central and Western	1	62	20	12	4
Kowloon City	1	42	17	6	4
Kwun Tong	2	458	370	61	26
Sham Shui Po	5	373	140	53	6
Yau Tsim Mong	2	181	118	29	11
Total	11	1 116	665	161	51

For each project, the number of units acquired by URA and vacated is subject to change whenever there are new acquisitions. As URA would make every effort to acquire land by agreement before making a request to the Government for resumption of land, it is inevitable that those units already acquired by URA would be left vacant as URA continues its acquisition process before resumption, if applicable, and redevelopment. In some cases, the property owners may engage in long drawn out price negotiation with URA in the voluntary acquisition process and will stay on in their units or allow their tenants to stay on in the units until close to resumption, if applicable, and the date of reversion to Government.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)032

(Question Serial No. 1069)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent (Item 878 Building Maintenance Grant Scheme for Elderly Owners)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Building Maintenance Grant Scheme for Elderly Owners (the Scheme) implemented by the Government provides financial assistance to elderly owner-occupiers to help them repair and maintain their properties, and improve safety condition of buildings. In this connection, will the Government inform this Committee on:

1. the respective numbers of applications received and approved by the Hong Kong Housing Society (HKHS) over the last three years, broken down by district in which the applicants' residences are located; the major reasons for the rejection of some applications; and the total amount of grants approved by the HKHS; and
2. whether the Government has introduced measures to further promote the Scheme; if yes, what is the resource input? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. 12)

Reply:

1. The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), launched in May 2008, is administered by the Hong Kong Housing Society (HKHS). The objective of BMGSEO is to provide financial assistance for elderly owner-occupiers to repair and maintain their self-occupied properties and to upkeep building safety. Based on the statistics of HKHS, the respective numbers of applications received and approved and the total amount of grants approved over the last three years are set out below -

Period	No. of Applications Received	No. of Cases Approved ⁽¹⁾	Total Amount of Grants Approved ⁽¹⁾
January - December 2012	2 439	1 572	\$37 million
January - December 2013	3 448	2 402	\$46 million
January - December 2014	2 972	2 766	\$55 million

⁽¹⁾ As the processing of applications and the actual grants may straddle different years, the numbers of cases approved and the total amount of grants approved in a year may not necessarily correspond to the number of applications received in the same year.

For the applications which were not approved, about 60% of the cases were rejected due to non-compliance with the eligibility criteria of the scheme, such as asset and income limits being exceeded, the property not being self-occupied by the applicant, the applicant not being the property owner, etc. About 10% of the cases were rejected due to applicants' failure to produce the required documents. The remaining 30% of the cases were applications which have been withdrawn by the applicants.

As an eligible applicant is entitled to submit claims until the maximum entitlement of \$40,000 is exhausted, and may change the place of residence, the geographical distribution of the approved cases based on the applicants' places of residence may change over time. The position as at end February 2015 is set out below -

Geographical Distribution	Percentage
Eastern	15%
Shatin	12%
Yau Tsim Mong	9%
Kowloon City	9%
Tuen Mun	8%
Kwun Tong	6%
Kwai Tsing	6%
Central & Western	6%
Tai Po	5%
Sham Shui Po	5%
Wong Tai Sin	5%
Yuen Long	3%
Wan Chai	3%
Tsuen Wan	2%
Sai Kung	2%
Southern	2%
North	1%
Islands	1%
Total	100%

2. HKHS is responsible for promoting BMGSEO. HKHS has been promoting the scheme through TV, radio, website, posters and leaflets. The application forms and leaflets have also been distributed at relevant meetings, seminars, and HKHS' Property Management Advisory Centres situated in various districts.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)033

(Question Serial No. 1070)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent (Item 865 Operating Building Bright)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Government launched the Operation Building Bright (OBB) in 2009 to provide subsidies and technical assistance to help owners of over 3 200 buildings aged 30 years or over to carry out repair works. In this connection, will the Government inform this Committee on:

1. the respective numbers of applications received and approved by the Government over the last three years, broken down by district in which the applicants' residences are located; the major reasons for the rejection of some applications; and the total amount of grants approved; and
2. whether the Government has introduced measures to further promote the OBB; if yes, what is the resource input? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. 13)

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in coordinating repair works, such as buildings without OCs. They are selected by the Steering Committee of OBB comprising representatives from the Buildings Department (BD), the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA). Owners of Category 2 target buildings do not need to apply for joining OBB.

There were a total of two rounds of application for Category 1 target buildings which were closed on 6 June 2009 and 24 December 2010 respectively. In the two rounds of application, a total of 1 678 applications from OCs were received, with 1 128 and 550 applications in the first and second round respectively.

Our reply to the two-part question is as follows -

3. As mentioned above, the two rounds of application for Category 1 target buildings were closed on 6 June 2009 and 24 December 2010 respectively with a total of 1 678 applications received.

As at 31 December 2014, 1 270 applications, involving 1 588 buildings, had been granted approval in principle (AIP) and the total amount of fund earmarked or released for Category 1 target buildings was \$2,619 million. 241 applications had been rejected. The main reasons for the rejection include non-compliance with the OBB eligibility criteria and requirements, such as building age less than 30 years, average rateable value exceeding the ceiling, building without an OC, etc.; applicants failing to provide sufficient documents for the applications; and works schedules failing to meet the specified timeframe without justifications. There were also 167 applications which had been withdrawn by the applicants.

The distribution of the 1 270 applications with AIP granted according to their geographical districts are provided below -

District	No. of Applications with AIP granted		
	1st round Application	2nd round Application	Total
Central and Western	81	33	114
Wan Chai	73	45	118
Southern	13	10	23
Eastern	85	32	117
Kwun Tong	66	18	84
Sham Shui Po	99	43	142
Yau Tsim Mong	241	112	353
Wong Tai Sin	17	5	22
Kowloon City	75	34	109
Islands	0	0	0
Tsuen Wan	43	8	51
Yuen Long	37	19	56
North	2	1	3
Shatin	3	2	5
Sai Kung	0	0	0
Kwai Tsing	36	10	46

District	No. of Applications with AIP granted		
	1st round Application	2nd round Application	Total
Tai Po	15	1	16
Tuen Mun	8	3	11
Total	894	376	1 270

4. As OBB is a one-off special project and two rounds of application for Category 1 target buildings were closed on 6 June 2009 and 24 December 2010 respectively, there is no need for further promotion of the scheme. Apart from OBB, BD will, in collaboration with HKHS and URA, continue to render assistance to building owners in carrying out repair and maintenance works to improve the conditions of their buildings through other schemes, and will continue the publicity efforts for those schemes.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)034****(Question Serial No. 0917)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Bureau has introduced the policy to revitalise industrial buildings; please provide, with a breakdown by year, the number of applications for revitalising industrial buildings through redevelopment/wholesale conversion received since the policy's introduction and the original floor area involved, the number of approved and completed cases of such applications and the respective floor area, and the percentage of converted uses of these industrial buildings by type after redevelopment/wholesale conversion.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 44)

Reply:

The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of old industrial buildings aimed at providing more floor space that meets Hong Kong's changing social and economic needs. The measures came into effect on 1 April 2010 and will end on 31 March 2016. As at end-February 2015, Lands Department (LandsD) had received 21 applications for redevelopment and 127 applications for wholesale conversion under the measures, of which 17 applications for redevelopment and 90 applications for wholesale conversion had been approved. A breakdown of the number of applications by year is shown below -

	Redevelopment		Wholesale conversion	
	Applications received (a)	Applications approved* (b)	Applications received (c)	Application approved# (d)
1.4.2010-31.3.2011	10	10	37	27
1.4.2011-31.3.2012	2	2	22	19
1.4.2012-31.3.2013	4	4	21	19

	Redevelopment		Wholesale conversion	
	Applications received (a)	Applications approved* (b)	Applications received (c)	Application approved# (d)
1.4.2013-31.3.2014	1	1	25	20
1.4.2014-28.2.2015	4	0	22	5
Total	21	17	127	90

* Out of the applications received under (a)

Out of the applications received under (c)

Taking away the 25 approved applications that were subsequently withdrawn and those for which the waivers granted were terminated by the applicants, the 82 approved applications have a capacity to produce a total of about 1 260 000 square metres of converted or new floor space for non-industrial uses as and when the concerned projects are completed.

LandsD would process the applications according to new uses proposed by the applicants. There is no requirement for the applicants to apply for any specific uses under the revitalisation measures. For the approved applications, the main proposed new uses are hotels, offices, eating places, as well as shop and services. A summary of the major uses is shown below:

(a) Wholesale conversion

Uses	Applications received	Applications approved	Gross floor area (GFA)/ Room number involved ^{Note 1}
(a) Hotel use	30	18	141 689 m ² (Room: 2 950)
(b) Office and other major uses ^{Note 2}	97	72	801 546 m ²

(b) Redevelopment

Uses ^{Note 3}	Applications received	Applications approved	Gross floor area/ Room number involved ^{Note 1}
(a) Hotel use	5	3	22 065 m ² (Room: 650)
(b) Office / Commercial use	10	9	235 759 m ²
(c) Residential use	6	5	58 776 m ²

Note 1: The figures (both GFA and hotel room number) represent the total of the approved applications, with those approved but subsequently withdrawn/terminated excluded.

Note 2: Except for hotel use, applicants for wholesale conversion usually apply to LandsD for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include office, shops and services, eating places, information technology and telecommunications, education institutions and places of recreation, sports or culture, and they are often not mutually exclusive.

Note 3: Applications for redevelopment may cover two categories of uses in the table, and they are counted towards their primary proposed use.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)035****(Question Serial No. 2717)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise on the aspects, projects and facilities regarding land administration and planning in which the Geographic Information System (GIS) is applied, plans on expanding the scope of GIS application, and the respective financial resources involved by the current practice and plans mentioned above.

Asked by: Hon QUAT Elizabeth (Member Question No. 46)

Reply:

Both the Lands Department (LandsD) and Planning Department (PlanD) apply Geographic Information System (GIS) technology in their land administration and planning work.

Since May 1989, LandsD has been applying the technology in maintaining the territory-wide topographical data and cadastral information which form the common spatial information framework and support the GISs of bureaux and departments (B/Ds) and the private sector. In May 2011, LandsD replaced the old system by a new Land Information System at a non-recurrent cost of \$ 42.8 million.

Besides, as web-based technology became available, LandsD launched a government-wide one-stop information platform known as the Geospatial Information Hub (GIH) to support the internal operation of the Government in December 2004. GIH has become a unique web-based GIS for sharing of integrated geospatial information among all B/Ds through Intranet. In 2015-16, LandsD plans to replace the obsolete software, enhance the system architecture and improve the overall performance of GIH.

To move towards the goal of providing spatially related government information on an integrated web-based map platform, LandsD has, in May 2010, developed and launched the GeoInfo Map, a web-based GIS for use by the public through the Internet. In the light of the positive response to the GeoInfo Map, LandsD has further developed and launched in June 2014 a pilot mobile map App called “MyMapHK”, which provides the public with up-to-date integrated geospatial information on over 120 types of public facilities in Hong Kong. This well-received App has been designed, developed and maintained by LandsD’s in-house resources without additional funding.

On the planning side, PlanD has been applying the GIS technology in different areas including but not limited to: (a) preparation of statutory town plans; (b) dissemination of statutory and other planning information; (c) formulation of planning and development strategy; (d) conduct of planning assessments and analyses; and (e) public consultation exercises.

The annual cost of up keeping the aforementioned GIS applications of LandsD and PlanD’s existing services using the GIS technology is about \$22.3 million in total. Both LandsD and PlanD will continue to explore further application of GIS technology to improve their work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)036****(Question Serial No. 0411)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated in the Budget Speech that the 2015-16 Land Sale Programme will include 29 residential sites capable of providing 16 000 units in total. However, according to subsequent reports, 15 of those sites have yet to complete the rezoning procedures. Will the Government inform this Committee when the rezoning for those 15 sites will be completed, and whether additional manpower resources and extra expenditure are required as a result?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 9)

Reply:

It is the established practice of the Government to draw up and announce the Land Sale Programme (LSP) on an annual basis, and to include in the LSP sites that it anticipates can be made available for sale during the year. The sites may be subject to completion of various processes (e.g. termination of short term tenancy, completion of works project and/or statutory planning procedures for amending the relevant Outline Zoning Plans (OZPs)), but are anticipated to be available within the year. This arrangement aims at providing transparency to the market as far as possible.

Among the 29 residential sites included in the 2015-16 LSP, 15 sites require amendments to the relevant OZPs. The statutory planning procedures for amending the relevant OZPs have commenced for eight out of the 15 sites and, for more than half of the eight sites (i.e. five sites), the proposed amendments have been passed by the Town Planning Board and are being processed for the Chief Executive in Council's approval.

The departments concerned will accord priority to the rezoning of the 15 sites to ready them for sale.

- 2 -

The work concerned being carried out by the Development Bureau is part of the overall duties of the staff of its existing establishment.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)037****(Question Serial No. 1900)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In 2015-16, the Planning and Lands Branch (PLB) will continue to work with the MTR Corporation Limited (MTRCL) to pursue West Rail property development projects not yet tendered to increase the supply of small and medium-sized flats. In this connection, please inform this Committee of the following:

1. the number of West Rail property development projects not yet tendered at present, the number of flats involved, and their expected tender dates. Please provide the information in a table; and
2. the manpower deployed by the PLB to handle such work and the administrative expenditure involved; and whether additional resources (including additional manpower) are needed to expedite such work.

Asked by: Hon TIEN Pei-chun, James (Member Question No. 40)

Reply:

1. Information on the West Rail property development projects not yet tendered is tabulated below -

Project	Estimated Flat Number (About)	Expected Tender Dates
Yuen Long Station	1 880	Planned for tendering in 2015-16
Kam Sheung Road Station and Pat Heung Maintenance Centre	8 700	To be determined

2. The manpower and expenditure involved with implementing the projects are absorbed from within the existing provisions for the Planning and Lands Branch of the Development Bureau. The work is carried out by the staff concerned as part of their overall duties and we are unable to provide a breakdown of the manpower and expenditure deployed solely for the work in question.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)038

(Question Serial No. 1901)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In 2015-16, the Planning and Lands Branch will continue to work with Shenzhen authorities in steering cross-boundary planning and development issues, and to take forward the development of the Lok Ma Chau Loop. In this connection, please inform this Committee on the following:

1. What is the development progress at this stage? What is the expenditure involved?
2. What are the work plans and estimated expenditure for 2015-16?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 41)

Reply:

1. Following the completion of the planning and engineering study on the development of Lok Ma Chau Loop (the Loop) in 2013, Planning Department will proceed to prepare the statutory outline zoning plan (OZP) for the Loop area. Meanwhile, Civil Engineering and Development Department has commissioned the detailed design of advance works for the development of the Loop in mid-2014. The advance works will comprise mainly land decontamination, and provision of environmental mitigation measures and temporary construction access for facilitating the implementation of the ensuing site formation and infrastructure works in the Loop.

The expenditures incurred up to early March 2015 for the planning and engineering study and detailed design of advance works for development of the Loop are about \$30 million and \$2.4 million respectively. The former was completed in 2013.

2. The work on preparation of the draft statutory OZP and detailed design of the advance works for the development of the Loop will continue in 2015-16. The estimated expenditure in 2015-16 for the planning and engineering study and detailed design of the advance works is \$5.4 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)039

(Question Serial No. 1501)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding “to work with the MTR Corporation Limited (MTRCL) to implement West Rail property development projects to increase the supply of small and medium-sized flats”, please advise this Committee on the following:

- (1) The manpower and posts assigned to follow up on the progress of the above-mentioned policy;
- (2) The 2011-12, 2012-13 and 2013-14 actual estimates, the 2014-15 revised estimates and the 2015-16 estimates on the matters of tender price, number of flats that could be provided, works commencement date, completion date, first and last tender dates and number of tendering occurrences of the planned and actually implemented development projects of the MTRCL;
- (3) Recent reports say that the MTRCL is not making satisfactory progress in launching railway property development projects. Has the Bureau taken measures such as issuing warnings or imposing mandatory requirements to demand the MTRCL to launch projects as scheduled?
- (4) Are there any express provisions or contracts between the MTRCL and the Bureau that require the MTRCL to launch property development projects at a specific time?

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 13)

Reply:

The West Rail property development projects are taken forward by the West Rail Property Development Limited (WRPDL), a company jointly incorporated by the Government and the Kowloon-Canton Railway Corporation (KCRC) for the purpose of implementing such projects. Under the West Rail Agency Agreement, the MTR Corporation Limited (MTRCL) is appointed as the WRPDL's agent with the responsibility for the day-to-day planning, tendering, construction management and sale of the West Rail property development sites for private housing.

- (1) The implementation of the West Rail property development projects is followed up by officers of the Bureaux and Departments concerned as part of their overall duties.
- (2) Railway property development projects taken forward in 2011-12 to 2014-15 and planned for tendering in 2015-16 are as follows:

West Rail property development projects

Project	Tender Price* (About)	Estimated Flat Number (At the Time of Tendering) (About)	Works Commencement Date (About)	Completion/ Expected Completion Date (About)	First Tender Date	Last Tender Date	Number of Occurrences
<u>2011-12 (tendered and awarded)</u>							
Nam Cheong Station	\$11,800M	3 313	2012	2019	4 May 2010 - 25 May 2010	19 September 2011 - 17 October 2011	2
Tsuen Wan West Station TW5 (Cityside)	\$2,600M	942	2012	2018	12 December 2011 - 9 January 2012	N/A	1
<u>2012-13 (tendered and awarded)</u>							
Tsuen Wan West Station TW5 (Bayside)	\$9,631M	2 384	2012	2018	12 December 2011 - 9 January 2012	10 July 2012 - 8 August 2012	2
Long Ping Station (North)	\$1,708M	832	2013	2018	17 September 2012 - 15 October 2012	N/A	1
Tsuen Wan West Station TW6	\$3,435M	894	2013	2018	20 December 2012 - 21 January 2013	N/A	1
<u>2013-14 (tendered and awarded)</u>							
Long Ping Station (South)	\$1,300M	720	2013	2019	6 May 2013 - 3 June 2013	N/A	1
<u>2015-16 (planned)</u>							
Yuen Long Station	To be determined	1 880	To be determined	To be determined	To be determined	N/A	N/A

* Tender price refers to the amount of land premium in the case of MTRCL's projects or upfront lump sum payment in the case of West Rail property development projects.

MTRCL's projects

Project	Tender Price* (About)	Estimated Flat Number (At the Time of Tendering) (About)	Works Commencement Date (About)	Completion/ Expected Completion Date (About)	First Tender Date	Last Tender Date	Number of Occurrences
<u>2013-14 (tendered and awarded)</u>							
Package 4 of LOHAS Park	\$2,710M	2 200	2014	2020	28 March 2014 - 28 April 2014	N/A	1
<u>2014-15 (tendered and awarded)</u>							
Tai Wai Station	\$10,356M	2 900	2015	2022	29 May 2012 - 22 June 2012	16 September 2014 - 13 October 2014	2
Package 5 of LOHAS Park	\$2,064M	1 600	2014	2020	27 October 2014 - 24 November 2014	N/A	1
Package 6 of LOHAS Park	To be announced	2 400	2015	2021	23 December 2014 - 19 January 2015	N/A	1
Tin Shui Wai Light Rail Terminus	To be announced	1 500	2015	2021	28 January 2013 - 20 February 2013	12 January 2015 - 5 February 2015	3
<u>2015-16 (planned)</u>							
Package 7 of LOHAS Park	To be determined	1 200	To be determined	To be determined	To be determined	N/A	N/A
Package 8 of LOHAS Park	To be determined	1 250	To be determined	To be determined	To be determined	N/A	N/A
Package 9 of LOHAS Park	To be determined	2 900	To be determined	To be determined	To be determined	N/A	N/A

(3) In the light of the tight private housing land supply situation, we have been encouraging the MTRCL to expedite implementation of its projects. The MTRCL has responded positively and tendered five projects with a total capacity of providing about 10 600 residential units since 2013-14.

(4) As a listed company, the MTRCL takes forward its own property development projects.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)040****(Question Serial No. 1929)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide information on the locations of the existing property developments of the MTRCL and the number of flats provided; the number of MTRCL projects planned to be taken forward, their locations, the number of flats that could be produced and the date of flat supply to the market.

Asked by: Hon TO Kun-sun, James (Member Question No. 33)

Reply:

There are two types of railway property development projects: (a) West Rail property development projects - which the MTR Corporation Limited (MTRCL) implements as the agent of the West Rail Property Development Limited; and (b) MTRCL's own property development projects. Information on the latter is set out below -

Projects tendered but not yet completed

Project	Estimated Flat Number (About)	Remarks
Tseung Kwan O Area 86 Package 4	2 200	Tendered in 2013-14
Tai Wai Station	2 900	Tendered in 2014-15
Tseung Kwan O Area 86 Package 5	1 600	Tendered in 2014-15
Tseung Kwan O Area 86 Package 6	2 400	Tendered in 2014-15
Tin Shui Wai Light Rail Terminus	1 500	Tendered in 2014-15

Projects under planning

Project	Estimated Flat Number (About)	Remarks
Tseung Kwan O Area 86 Remaining Packages	11 000	Planned for tendering from 2015-16 onwards
Wong Chuk Hang Station	4 700	To be determined
Homantin Station	1 400	To be determined

More information on the MTRCL's property developments is available on its website: https://www.mtr.com.hk/en/corporate/properties/prop_dev_index.html.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)041****(Question Serial No. 1931)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please set out in a table form the number of sites sold through the Land Sale Programme and the estimated number of residential units that could be produced in each of the past ten years. Please also set out in a table form the number of sites for sale in each of the next five years, and the number of housing units which could be produced through land sale.

Asked by: Hon TO Kun-sun, James (Member Question No. 35)

Reply:

The number of government sites sold for private housing development and the number of flats that could be produced as estimated at the time of sale from 2005 to 2014 are set out in the table below. The actual number of flats produced is subject to actual design by developers.

Year	Number of government sites	Estimated flat number
2005	3	2 200
2006	5	1 800
2007	12	5 900
2008	1	1
2009	3	1 500
2010	11	5 800
2011	21	6 700
2012	22	6 500
2013	27	8800
2014	29	12 200

It is the Government's established practice to announce at the beginning of a year the annual Land Sale Programme of the subsequent financial year. For the 2015-16 Land Sale Programme announced on 26 February 2015, there are 29 residential sites with an estimated capacity to provide about 16 000 flats. The Government will follow the established practice to announce the annual Land Sale Programme in the upcoming years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)042

(Question Serial No. 1939)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise on the Development Bureau's estimated expenditure on salaries for the Secretary, the Under Secretary and Political Assistant in 2015-16.

Asked by: Hon TO Kun-sun, James (Member Question No. 43)

Reply:

The provisions for the salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development and Political Assistant to SDEV in 2015-16 are \$3.58 million, \$2.68 million and \$1.25 million respectively.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)043****(Question Serial No. 1940)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 130 of the Budget Speech that in 2014-15, the Government put up for sale a total of five sites for commercial/industrial use and one for hotel development. Please advise on their locations. The 2015-16 Land Sale Programme includes four sites for commercial/business use and one for hotel development. Please advise on their locations.

Asked by: Hon TO Kun-sun, James (Member Question No. 44)

Reply:

The requested information is set out below -

Item	Location	Use	Remarks
2014-15 Land Sale Programme			
1.	15 Middle Road, Tsim Sha Tsui, Kowloon	Commercial / Office / Hotel	Sold
2.	Area 53A, Tung Chung, Lantau Island, New Territories	Hotel	Sold
3.	Kin Chuen Street, Kwai Chung, New Territories	Business	Sold
4.	Junction of Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong, Kowloon	Commercial / Office	Sold
5.	Junction of Shing Yiu Street, Wing Kei Road and Kwai Fuk Road, Kwai Chung, New Territories	Industrial	Sold

Item	Location	Use	Remarks
6.	Junction of Cheung Yip Street, Sheung Yee Road and Wai Yip Street, Kowloon Bay, Kowloon	Commercial / Office	Tendering planned to commence by end March 2015
2015-16 Land Sale Programme			
1.	Junction of Wang Yip Street West and Hong Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories	Business	
2.	King Lam Street, Cheung Sha Wan, Kowloon	Business	
3.	Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong	Business	
4.	Tai Lin Pai Road, Kwai Chung, New Territories	Commercial	
5.	Kai Tak Area 4C Site 5, Kowloon	Hotel	

CONTROLLING OFFICER'S REPLY

DEVB(PL)044

(Question Serial No. 1943)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 86 of the Policy Address that the two multi-storey carparks at Murray Road in Central and Rumsey Street in Sheung Wan will be converted into commercial use. What is the current utilisation rate of these carparks? Has the Government assessed the impact of the relevant rezoning on the demand for parking spaces in the vicinity?

Asked by: Hon TO Kun-sun, James (Member Question No. 48)

Reply:

The utilisation rates (daily average) of Rumsey Street Carpark and Murray Road Carpark as at January 2015 were about 57% and 40% respectively.

The two sites are zoned "Government, Institution or Community" on the Central District Outline Zoning Plan. Before they are rezoned, traffic impact assessment will be conducted and the impact on the car parking provision in their neighbourhood will be covered.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)045

(Question Serial No. 1944)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide the total area and locations of brownfield sites in Hong Kong. It is mentioned in the Policy Address that the Government is studying feasible measures with a view to taking forward the development of new development areas on brownfield sites. What are the relevant measures? When will the Government announce the study results? What is the expenditure incurred by such studies?

Asked by: Hon TO Kun-sun, James (Member Question No. 49)

Reply:

Currently, there is no formal or standard definition for "brownfield sites". The term generally refers to agricultural or rural land in the New Territories that is deserted and used as open storage, container yards, depots, rural industries, recycling yards, etc. which are incompatible with the surrounding environment. According to the relevant planning and engineering studies for the respective areas, it is broadly estimated that there are over 190 hectares of such areas in the proposed Hung Shui Kiu (HSK) New Development Area (NDA) and some 106 hectares of such areas within the potential development areas in Yuen Long South.

The Government is studying feasible measures, including accommodating some of the existing operations on these brownfield sites in the proposed HSK NDA in multi-storey buildings as a pilot project in taking forward the development of the NDA. There is no concrete proposal yet. The initiative is currently being examined by in-house staff using existing resources. Additional resources, if required, will be sought in accordance with the established procedures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)046

(Question Serial No. 3083)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Does the Government have any plans to relocate the Police Training School in Wong Chuk Hang to the North District, and rezone the existing site for mixed public and private housing development so as to increase the number of various types of residential flats in the Southern District? If yes, what are the details? If not, what are the reasons? What is the estimated expenditure to be involved for such works?

Asked by: Hon TO Kun-sun, James (Member Question No. 61)

Reply:

Apart from providing basic skills training to new Police recruits, the Aberdeen Campus of the Police College houses other training units which provide in-service training for officers, including Junior Police Officers Development Learning Division, Learning Technologies Division and Examinations and Assessment Centre. The training programmes are of paramount importance to the Hong Kong Police Force (HKPF) in maintaining and enhancing its professional quality. The existing facilities in the Aberdeen Campus are able to meet the training needs of the HKPF in the relevant areas.

The Security Bureau and the HKPF have no plan to relocate the Aberdeen Campus of the Police College.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)047

(Question Serial No. 1105)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the review on the New Territories Small House Policy, what were the manpower and expenditure deployed by the Bureau to carry out such work in 2014-15? What are the results of the specific review and follow-up actions for the year? Will there be any changes in manpower arrangement and estimated expenditure in 2015-16 for the work on this front as compared to that of the previous year? Has the Bureau set any specific targets regarding such work of review for 2015-16? If yes, what are the details? If not, what are the reasons? What is the soonest possible time expected for the entire review to complete and how does it deviate from the Bureau's original target? Does the Bureau find the progress of the work on this front satisfactory? If not, what are the reasons and will there be any enhancement measures?

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 1)

Reply:

The review of the small house policy is still on-going. The small house policy has been operating for a long time. The review inevitably involves complicated issues concerning various aspects, including legal, environment and land use planning, all of which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite timetable for completing the review.

The review is conducted by the Development Bureau using its existing resources and by our colleagues as a part of their overall duties. We are unable to provide a breakdown of the resources used solely for the review.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)048****(Question Serial No. 1114)**

<u>Head:</u>	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
<u>Subhead (No. & title):</u>	(000) Operational expenses
<u>Programme:</u>	(2) Buildings, Lands and Planning
<u>Controlling Officer:</u>	Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)
<u>Director of Bureau:</u>	Secretary for Development

Question:

Under the programme of "Buildings, Lands and Planning", the Planning and Lands Branch will continue with its work on several aspects:

1. Regarding the Pilot Scheme for Arbitration on Land Premium, what is the manpower deployed by the Bureau and the Lands Department respectively to oversee and implement the scheme and what are the ranks and posts involved? Will there be an increase in manpower in this regard in 2015-16? If yes, what are the numbers of staff to be increased and the posts involved? If not, what are the reasons? What is the current state of the scheme's implementation?
2. Regarding taking forward the development of the Lok Ma Chau Loop, what were the manpower deployed by the Bureau and the relevant responsible departments respectively for the work on this front in 2014-15? Will manpower be increased in 2015-16? If yes, what are the numbers of staff to be increased and the posts involved? If not, what are the reasons? What is the progress of the development of the Lok Ma Chau Loop?
3. Regarding the updating of the "Hong Kong 2030: Planning Vision and Strategy Study", what are the manpower deployed by the Bureau and the Planning Department respectively for the work on this front? Will manpower be increased in 2015-16? If yes, what are the numbers of staff to be increased and the posts involved? If not, what are the reasons? Are there any targets set for the work on this front in 2015-16? If yes, what are the details? If not, please provide the reasons; and
4. Regarding the development of the Kwu Tung North and Fanling North New Development Areas, what were the manpower deployed by the Bureau and the relevant responsible departments respectively for the work on this front in 2014-15? Will manpower be increased in 2015-16? If yes, what are the numbers of staff to be increased and the posts involved? If not, what are the reasons? What is the progress of the relevant development work? Are there any targets set for the work on this front in 2015-16? If yes, what are the details? If not, what are the reasons?

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 11)

Reply:

1. The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 for a trial period of two years. An Information Note setting out the general procedures and requirements of the Pilot Scheme has been uploaded to the website of the Lands Department (LandsD) for relevant parties' reference since October 2014. As arbitration is an optional avenue made available for the settlement of premium disputes, the LandsD or an applicant for individual lease modification/land exchange cases fulfilling the promulgated criteria may propose for the other party's agreement the use of this avenue. As at 16 March 2015, LandsD had taken the initiative to invite applicants of eight lease modification/land exchange cases to consider settling premium disputes through arbitration under the Pilot Scheme. While the reply to two recent invitations was pending, the applicants for the other six cases had indicated their preference to continue premium discussions through negotiation. On the other hand, LandsD had declined one request for arbitration initiated by a private lot owner, having regard to the low priority accorded to that case which does not involve any net increase in floor area contributing to the policy objective of increasing land supply. LandsD will continue to select suitable lease modification and land exchange cases which fulfill the general criteria for consideration of cases as published in the Information Note relating to the Pilot Scheme and invite relevant applicants to use arbitration to determine the amount of land premium payable.

On resources, LandsD will create four posts of one Senior Estate Surveyor, one Estate Surveyor and two Survey Officers (Estate) and will be given an annual provision of \$20 million for engaging outside experts to provide professional advice on specific issues in individual cases under the Pilot Scheme for two years from 2015-16 to 2016-17. The Bureau oversees the implementation of the Pilot Scheme using its existing provision and no additional manpower or expenditure is involved.

2. Two Government departments, namely the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD), are tasked to take forward the development of Lok Ma Chau Loop (the Loop). Three in-house professionals in CEDD were involved in 2014-15 and such manpower arrangement will remain unchanged in 2015-16. As for PlanD, the task will continue to be taken forward by the in-house staff of PlanD as part of their overall duties.

Following the completion of the planning and engineering study on the development of the Loop in 2013, PlanD will proceed to prepare the statutory plan for the Loop area. Meanwhile, CEDD has commissioned the detailed design of advance works for the development of the Loop in mid-2014. The advance works will comprise mainly land decontamination, and provision of environmental mitigation measures and temporary construction access for facilitating the implementation of the ensuing site formation and infrastructure works in the Loop.

3. PlanD will undertake an updating exercise for the territorial development strategy. The exercise is known as “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“HK2030+”). It is conducted mainly using in-house manpower and resources of PlanD as part of its overall duties, supported by the joint-up efforts of other relevant government bureaux/departments and engagement of professional services as necessary. One Town Planner/Assistant Town Planner post and one Technical Officer post will be created in PlanD in 2015-16 to cope with the work, among other duties.

HK2030+ aims to provide an updated territorial spatial planning framework for the future development of Hong Kong and set out the broad directions to be adopted by the Government for land supply and town planning at the strategic level. Among other technical assessments under HK2030+, the “Review of Land Requirement for Grade A offices, Business and Industrial Uses” is expected to complete in mid-2015, while the “Strategic Environmental Assessment” and “Transport and Land Use Assessment” are scheduled for completion in 2016.

4. Two departments, namely CEDD and PlanD, are mainly involved in the implementation of the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs). In 2014-15, CEDD and PlanD deployed 12 and 6 in-house professional staff to take forward the NDAs development respectively. The manpower arrangements for both departments will remain unchanged in 2015-16.

The detailed design and site investigation for the advance site formation and engineering infrastructure works for KTN and FLN NDAs was commenced in November 2014, following the funding approval by the Finance Committee in June 2014. We plan to complete the review of the preliminary design and commence the detailed design and ground investigation works for the advance works and first stage works in 2015.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)049****(Question Serial No. 3035)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What are the progress and details of the redevelopment of the Civil Servants' Co-operative Building Society Scheme buildings? What is the expenditure involved? How will the Government resolve the land premium issue involved?

Asked by: Hon WONG Pik-wan, Helena (Member Question No. 19)

Reply:

The Civil Servants' Co-operative Building Society ("CBS") Scheme was launched in 1952 with the main objective of providing accommodation to the CBS members and their families. Under the Scheme, eligible civil servants were granted land by the Government at a concessionary premium, usually at one-third of the prevailing full market value, to enable them to build residential buildings through co-operative societies. The legal title of the land and the buildings was held by the CBS which was responsible for the management and maintenance of CBS buildings. Under the underlease the CBS signed with its members, CBS members have the right to use the flats but do not possess the legal titles to them. No CBS buildings have been built since the mid-1980s.

In response to the requests from CBS members, the Government introduced in 1987 the first set of guidelines on transfer of title to flats and land from CBSs to their individual members and underlessees subject to the unanimous consent of all members. To facilitate the conduct of the relevant procedures, the Government issued new guidelines in 1993 for CBS to apply for dissolution upon obtaining the consent of 75% of its members.

There are 238 CBSs in Hong Kong. Of these CBSs, 184 had been dissolved and 54 had yet to be dissolved as at 31 January 2015. Among the 184 dissolved CBSs, 13 of them had paid the full land premium of their buildings to the Lands Department (LandsD); and of these 13 CBSs, the buildings under 11 of them had been redeveloped. Of the 171 CBSs which had yet to pay up in full the land premium of their buildings, 50 CBSs had not paid any land premium at all and 121 CBSs had land premium paid for some of the flats.

At the meeting of the Panel on Development (the Panel) of Legislative Council held on 15 July 2013, a number of CBS representatives who attended the meeting expressed their wish for early redevelopment of their CBS buildings, in particular those which they considered to be lacking in modern day building facilities such as lift service which posed access problems to aged occupants with impaired mobility. Many CBS representatives attending the meeting were concerned that they could not afford to pay the outstanding premium for the removal of the alienation restrictions from their underleases prior to redevelopment while the conditions of the buildings were deteriorating over time. The Panel passed a motion urging the Government to launch redevelopment programmes for CBS buildings so as to increase land supply in urban areas, and to submit feasible proposals acceptable to both sides.

In response to the motion passed by the Panel and the request of the CBS representatives, we have been exploring with the relevant bureaux, departments and organisations the feasibility of facilitating the redevelopment of the CBS buildings, including examining the financial and technical issues and the possible difficulties involved, owners' expectation on the acquisition price, and objection against redevelopment of the CBS buildings by some CBS members.

As the redevelopment of CBS buildings is more complicated than expected and public subsidy may be involved, we are still working with the relevant bureaux, departments and organisations in examining the issues and exploring ways in which owners of CBS buildings could be assisted in a fair and equitable manner. We plan to report our findings to the Panel within this legislative session. As concrete proposal is not yet available, we are unable to provide detailed information, such as the expenditure and land premium issues involved, at this stage.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)050

(Question Serial No. 0052)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What is the estimate for the pay and allowances for the Under Secretary for Development in 2015-16?

Asked by: Hon WONG Yuk-man (Member Question No. 10)

Reply:

The provision for the salary in respect of the position of the Under Secretary for Development in 2015-16 is \$2.68 million. Except for the general fringe benefits such as paid annual leave, medical and dental care, etc., the post-holder is not entitled to other benefits.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)051

(Question Serial No. 0053)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What is the estimate for the pay and allowances for the Political Assistant to Secretary for Development in 2015-16?

Asked by: Hon WONG Yuk-man (Member Question No. 11)

Reply:

The provision for the salary in respect of the position of Political Assistant to Secretary for Development in 2015-16 is \$1.25 million. Except for the general fringe benefits such as paid annual leave, medical and dental care, etc., the post-holder is not entitled to other benefits.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)052

(Question Serial No. 0066)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What is the estimate for the pay and allowances for the Secretary for Development in 2015-16?

Asked by: Hon WONG Yuk-man (Member Question No. 9)

Reply:

The provision for the salary in respect of the position of Secretary for Development in 2015-16 is \$3.58 million. Except for the general fringe benefits such as paid annual leave, medical and dental care, etc., the post-holder is not entitled to other benefits.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)053****(Question Serial No. 2608)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is known that railway protection boundaries are set up near the rail tracks of the MTR Corporation Limited (MTRCL) in the urban area, with the aim of ensuring railway safety. What are the details of the relevant measures? Does the Government know that such measures are also applied on the MTRCL's railway system in the New Territories? Please provide the details. Will the Government conduct studies on more land use planning for land along the MTRCL's existing rail tracks, or proceed with more land use planning for spaces above or alongside newly built rail tracks, so as to increase precious land resources supply? If yes, what are the details? If not, what are the reasons? What will be the expenditure involved?

Asked by: Hon WU Chi-wai (Member Question No. 3)

Reply:

Railway protection areas under the Buildings Ordinance (BO) (Cap.123) refer to the areas described under Area Number 3 in Schedule 5 to the BO. Each of the plans mentioned in Area Number 3 in Schedule 5 to the BO describes a segment of the railway lines operated by the MTR Corporation Limited (MTRCL), including those in the New Territories, and delineates and shows a railway protection area the boundary of which is generally 30 metres from the edge of the railway line or premises. The plans are available at the Buildings Department's website (www.bd.gov.hk). Under the BO, ground investigation and underground drainage works to be carried out in the railway protection areas require the prior approval of plans and consent to the commencement of works by the Building Authority. Such investigation and works also have to comply with other relevant requirements under the BO. This is to ensure the safety of the railway structures and hence the normal operation of the railway system.

In collaboration with the MTRCL, the Government is exploring the property development potential of railway stations and related sites along the existing and new railway lines with the objective of making optimal use of such land. Planning and technical feasibility studies will be conducted for the potential sites identified as necessary.

The task to examine the property development potential of railway stations and related sites is carried out by the existing establishment of the Development Bureau as part of the overall duties of the colleagues concerned. We are thus unable to provide a breakdown of the expenditure solely deployed for it.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)054

(Question Serial No. 1356)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

According to the Budget Speech, a variety of carnivals, exhibitions and open-air concerts will take place from time to time at the new Central harbourfront. Please inform this Committee on the details of each event to be held in 2015-16 and 2016-17.

Asked by: Hon YIU Si-wing (Member Question No. 30)

Reply:

Since May last year, a government site of about 3.6 hectare at the new Central harbourfront has been let out through a three-year short-term tenancy for organising events and activities. According to information provided by the event organiser, the upcoming events taking place and planned thus far at the site include an exhibition of artworks (Art Central), an entertainment show mixing equestrian and performing arts (Cavalía), an exhibition of information technology (Hong Kong Digital Life Carnival) and a crossover between fashion and food (Dine and Design). The "Hong Kong Wine & Dine Festival" organised by the Hong Kong Tourism Board and "Symphony under the Stars" organised by the Hong Kong Philharmonic Orchestra will also be staged at the site later this year. Detailed and up-to-date information on the events to be held at the site are posted at the event organiser's website at <http://www.cvm.com.hk>.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)055

(Question Serial No. 2377)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

As stated under the Programme, the Buildings Department has an estimated 1 506 non-directorate posts as at 31 March 2015, rising by 152 posts to 1 658 posts as at 31 March 2016. What are the types and job nature of these new posts? In addition, there will be 32 directorate posts. Will the Government inform this Committee of the types, salaries, allowances and job nature of the 32 directorate posts, and of the types, numbers, salaries, allowances and job nature of the 1 658 non-directorate permanent posts?

Asked by: Hon CHAN Chi-chuen (Member Question No. 33)

Reply:

The 152 non-directorate posts to be created in 2015-16 in the Buildings Department (BD) comprise nine professional posts (Building Surveyor/Structural Engineer posts), 24 technical posts (Survey Officer (Building)/Technical Officer (Structural) posts), 110 clerical posts and nine posts of other grades.

Among the 152 posts, three posts will be engaged in the handling of office relocation projects; 32 posts will be allocated to the Joint Offices set up by BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage; and the remaining 117 posts will be deployed to various sections/units of BD to strengthen the clerical and administrative support for their respective areas of work, including enforcement actions, plan processing, site monitoring and licensing matters.

The distribution of grades/ranks and salaries of the 32 directorate posts and 1 658 non-directorate posts are tabulated below -

Directorate Posts		
Rank	Establishment	Salary (\$)
Director of Buildings	1	202,800 - 208,900
Deputy Director of Buildings	1	168,300 - 183,700
Government Building Surveyor/ Government Structural Engineer	6	144,700 - 158,250
Chief Building Surveyor/ Chief Structural Engineer	24	121,900 - 133,300
Total	32	

Non-directorate Posts		
Grade	Establishment	Salary (\$)
Building Surveyor	316	51,825 - 109,340
Structural Engineer	222	56,820 - 109,340
Survey Officer (Building)	370	18,310 - 81,260
Technical Officer (Structural)	181	18,310 - 81,260
Others (including Common and General Grades)	569	11,055 - 109,340
Total	1 658	

Allowances are one of the fringe benefits and are subject to the appointment terms of individual officers. Details of allowances and fringe benefits for civil servants can be found in the Civil Service Bureau's website (<http://www.csb.gov.hk>). The work nature of the professional (Building Surveyor/Structural Engineer) and technical (Survey Officer (Building)/Technical Officer (Structural)) grades in BD is wide ranging and the details are available at BD's website (<http://www.bd.gov.hk>). For the other grades, they are mainly to provide administrative and clerical support.

CONTROLLING OFFICER'S REPLY

DEVB(PL)056

(Question Serial No. 1683)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The authorities stated that during the implementation of the Operation Building Bright (OBB), owners of 156 OBB buildings aged 30 years or above have the repair works carried out in 2014. Please list the names, numbers of domestic flats and units of these 156 old buildings, and the costs of the repair works. What are the estimated number of owners from whom the authorities need to recover the work costs, and the total costs to be recovered?

Asked by: Hon CHAN Hak-kan (Member Question No. 32)

Reply:

About 2 200 units are involved for the 156 buildings that the Buildings Department commenced repair works under the Operation Building Bright in 2014. Since the cost of repair works for these buildings have not yet been finalised, we are unable at this stage to provide the total cost to be recovered from the building owners or the number of building owners involved at this stage. We are also not in a position to provide the names of the buildings without the consent of the building owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)057

(Question Serial No. 1684)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The authorities failed to meet several performance targets regarding new buildings in 2014, including “processing building plans within 60 days for new submissions”, “processing building plans within 30 days for re-submissions” and “processing within 28 days applications for consent to commence building works”. What were the reasons for failing to meet the targets, how many residential units were involved in the delay in processing, and what are the respective reasons for setting the expected percentages of 2015 below the targets? Moreover, have the authorities considered allocating additional resources or formulating other plans for achieving the original performance targets; if not, what are the reasons, if yes, what are the details?

Asked by: Hon CHAN Hak-kan (Member Question No. 33)

Reply:

To facilitate applicants in obtaining approval of building plans, if an application can be approved subject to minor amendments or further particulars to be furnished, the Buildings Department (BD) allows the authorized person (AP) and registered structural engineer (RSE) to make such amendments or furnish the required particulars instead of rejecting the application. For the purpose of computing the processing time, before 1 November 2013, these cases were taken to be approved within the target time frame, regardless of the time taken by the AP and RSE to make such necessary amendments or furnish such required particulars. From 1 November 2013 onwards, such time incurred on the part of the AP and RSE has been taken into account in computing the processing time. As a result, due to the different methodology in computing the processing time of building plans before and after 1 November 2013, there are more cases the processing of which cannot meet the targets after 1 November 2013. Therefore, the actual performance in 2013 and 2014 as well as the planned targets in 2015 in processing building plans and consent to commence building works of less than 100% only reflect the revised methodology of computing the processing time. The progress of construction works of new development will not be affected by the change in the methodology of computing the processing time.

To strengthen services in the approval of plans and related applications for private development projects, four new posts comprising one Building Surveyor, one Structural Engineer, one Survey Officer (Building) and one Technical Officer (Structural) will be created in the New Buildings Divisions of BD. Furthermore, BD has commenced a benchmarking exercise jointly with the industry on plan submission quality with a view to facilitating their preparation of plans for approval.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)058****(Question Serial No. 1685)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

The authorities attended to 911 emergency reports in 2014. Please list the numbers of cases, grouped under cases in urban areas, cases in new towns in the New Territories (N.T.) and cases in other areas in N.T. What was the number of cases in urban areas not responded to within 1.5 hours during office hours, what were the reasons for the delay in responding? Moreover, what were the numbers of cases in urban areas and/or in new towns in N.T. not responded to within two hours outside office hours, what were the reasons for the delay in responding?

Asked by: Hon CHAN Hak-kan (Member Question No. 34)

Reply:

The number of emergency cases received by the Buildings Department (BD) in 2014 is shown below -

Number of cases received	During Office Hours (i)	Outside Office Hours (ii)	Total (i)+(ii)
Urban areas	423	302	725
New towns in the New Territories (N.T.)	109	62	171
Other areas in N.T.	4	11	15
Total	536	375	911

In 2014, there were -

- (a) three cases in urban areas received during office hours which could not be responded to within 1.5 hours due to adverse traffic conditions and the longer than expected time spent on verifying site and building information; and
- (b) two cases in new towns in N.T. (no case in urban areas) received outside office hours which could not be responded to within two hours due to adverse traffic conditions.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)059

(Question Serial No. 1686)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The authorities issued 119 178 and 105 943 mandatory window inspection notices in 2013 and 2014 respectively. Please provide a breakdown of the compliance status of the above 225 121 notices by listing the numbers of notices complied with, discharged, yet to expire, remain outstanding, granted extension, and remain outstanding with prosecution instigated. As the authorities mentioned in the explanatory notes that enforcement actions against non-compliant notices would be stepped up in 2015, what are the details of it?

Asked by: Hon CHAN Hak-kan (Member Question No. 35)

Reply:

The Mandatory Window Inspection Scheme (MWIS) was fully implemented in June 2012. In 2013 and 2014, the Buildings Department (BD) issued 225 121 statutory notices under MWIS. Together with the 2 767 statutory notices issued in 2012, a total of 227 888 statutory notices had been issued from 2012 to 2014. As at 31 December 2014, 59 681 notices had been discharged. For the remaining notices, while for some the original time limit for discharging the notice may have expired, the concerned owners may have applied for and obtained extension of time from the BD and the extended time limit may not have expired. As the BD does not maintain a list of MWIS statutory notices with extension of time granted due to the large volume of notices handled, we are not able to provide the numbers of notices which had yet to expire and those which had expired but remained outstanding. Under the Buildings Ordinance, a fixed penalty notice must be served before prosecution may be instigated against non-compliance with a MWIS statutory notice. Up to 31 December 2014, a total of 43 fixed penalty notices had been issued and no prosecution had been instigated.

In 2015, the BD will step up enforcement actions by issuing warning letters, serving fixed penalty notices and instigating prosecution against those building owners who, without reasonable excuse, fail to comply with the MWIS statutory notices. The BD may also arrange for the required window inspection and necessary repair works to be carried out in the owners' default. The cost of the prescribed inspection and repair works, supervision charges and a surcharge not exceeding 20% of the cost, will be recovered from the owners concerned.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)060****(Question Serial No. 1687)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

The authorities issued 14 359 and 17 537 mandatory building inspection notices in 2013 and 2014 respectively. Please provide a breakdown of the compliance status of the above 31 896 notices by listing the numbers of notices complied with, discharged, yet to expire, remain outstanding, granted extension, and remain outstanding with prosecution instigated. As the authorities mentioned in the explanatory notes that enforcement actions against non-compliant notices would be stepped up in 2015, what are the details of it?

Asked by: Hon CHAN Hak-kan (Member Question No. 36)

Reply:

The Mandatory Building Inspection Scheme (MBIS) was fully implemented in June 2012. The Buildings Department (BD) has since 2013 issued statutory notices to target buildings. A breakdown of the compliance status of the statutory notices issued in 2013 and 2014 under MBIS as at 31 December 2014 is tabulated below -

	Total
No. of notices issued (a)	31 896
No. of notices discharged (b)	984
No. of outstanding notices (c) ^{Note 1}	12 224
No. of notices yet to expire (d)=(a)-(b)-(c)	18 688
No. of notices granted extension of time ^{Note 2}	786
No. of prosecution instigated	0

Note 1: A building owner has to take a number of steps to comply with a statutory notice under MBIS, including appointment of a registered inspector, completion of a prescribed inspection, and completion of prescribed repair works (if necessary). The number of outstanding notices in (c) refers to cases in which the notice had not been discharged when the time limit for completion of prescribed repair works expired.

Note 2: The figure is cumulative. In some of the notices therein, an extension of time was granted in the past and the inspection and/or repair works have subsequently been completed. These notices are concurrently included in (b). For other notices granted an extension in the past, those that remained outstanding are concurrently included in (c) while those that had yet to expire are concurrently included in (d).

In 2015, the BD will step up enforcement actions by issuing warning letters and instigating prosecutions against those building owners who, without reasonable excuse, fail to comply with the MBIS statutory notices. The BD may also arrange for the required building inspection and necessary repair works to be carried out in the owners' default. The cost of the prescribed inspection and repair works, supervision charges and a surcharge not exceeding 20% of the cost will be recovered from the owners concerned.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)061

(Question Serial No. 1688)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding the staff establishment of the Buildings Department (BD), please inform this Committee:

1. given that there will be a net increase of 152 posts in 2015-16 in the BD, of the number of these civil service posts that are converted from existing non-civil service contract (NCSC) positions, and the major duties of the other additional posts;
2. of the number of NCSC positions to be retained in 2015-16, the change as compared with the number in 2014-15, the major duties of the retained NCSC positions and the estimated expenditure involved;
3. of the estimated additional annual expenditure involved if the NCSC positions retained in 2015-16 are replaced by civil service posts of the same ranks;
4. of the staff turnover rate of NCSC positions in each of the past three years, and the respective expenditures of the consequential recruitment and administrative work.

Asked by: Hon CHAN Hak-kan (Member Question No. 37)

Reply:

1. In 2015-16, the Buildings Department (BD) will create 152 non-directorate civil service posts. Among these posts, 145 posts are to be converted from non-civil service contract (NCSC) positions. For the remaining seven posts, four professional and technical grade posts will be deployed to strengthen support in plan processing work, and three general grade posts will be engaged in the handling of office relocation projects.

2. We are now reviewing the number of NCSC positions for 2015-16 with the Civil Service Bureau. Hence, we are not able to provide the number of NCSC positions to be retained in 2015-16, the changes as compared to the number in 2014-15 and the estimated expenditure involved. The NCSC staff in BD mainly assist in the implementation of different building safety initiatives including the Operation Building Bright and the operation of the Joint Offices set up by BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage, as well as provide administrative/clerical support to various sections/units.
3. As we are reviewing the number of NCSC positions for 2015-16, we are not able to provide the estimated additional expenditure involved if the NCSC positions retained in 2015-16 are to be replaced by civil service posts of comparable ranks.
4. The turnover rates of NCSC staff in 2012-13, 2013-14 and 2014-15 were 34.2%, 34.1% and 43.8% respectively. The respective recruitment and administrative expenditures (excluding staff cost) involved in the aforementioned financial years were \$21,955, \$18,485 and \$8,262 respectively.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)062****(Question Serial No. 1639)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

In how many buildings did the Buildings Department carry out comprehensive clearance of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes in each of the past five years?

Asked by: Hon CHAN Kam-lam (Member Question No. 36)

Reply:

The Buildings Department has been taking enforcement action against unauthorised building works on rooftops, flat roofs, yards and lanes in a systematic and efficient manner through large scale operations (LSOs). The numbers of target buildings covered by LSOs in the past five years are tabulated below -

Year	No. of Target Buildings covered by LSOs
2010	361
2011	781
2012	350
2013	600
2014	200

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)063

(Question Serial No. 1644)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

As regards “implemented the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme in 1 018 buildings”, how many of these buildings are subject to mandatory building inspection and how many of them are subject to mandatory window inspection? Of the buildings subject to the MBIS, how many of them have applied for subsidy under the Mandatory Building Inspection Subsidy Scheme administered by the Urban Renewal Authority? In how many applications were subsidies granted?

Asked by: Hon CHAN Kam-lam (Member Question No. 38)

Reply:

In 2014, the Buildings Department (BD) issued pre-notification letters to 1 018 buildings selected for implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme concurrently. The Mandatory Building Inspection Subsidy Scheme (MBISS) is jointly administered by the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to subsidise eligible building owners the full cost of the first building inspection under the MBIS, subject to a cap. According to information provided by HKHS and URA, as at 31 December 2014, a total of 498 applications under the MBISS had been received, of which 442 applications had been granted “approval-in-principle”. As there is a lapse of time between the issuance of pre-notification letters to target buildings by BD and the making of subsidy application by building owners and subsequent granting of approval by HKHS or URA, the above figures of the MBISS also cover target buildings selected in 2012 and 2013. We do not compile separate statistics on the number of applications that are related to target buildings selected in 2014.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)064

(Question Serial No. 0742)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Under the Programme “Buildings and Building Works”, the Government stated as a work indicator that the number of inspected sub-divided flats (SDFs), commonly known as subdivided units, was 2 218, substantially higher than the 2013 figure. As explained by the authorities in the document, the increase is due to the inclusion of inspections arising from individual reports on SDFs in addition to the number of inspections under large scale operations as from 2014 onwards. In this connection, will the Government inform this Committee:

- A) of the number of reports on SDFs received by the authorities in 2014, and of the existing channels for reporting SDFs by members of the public;
- B) whether the authorities have stepped up publicity and appealed to the public to come forward to report SDFs; if so, of the publicity measures and expenditure involved;
- C) of the measures to be implemented by the authorities in the coming year for stepping up inspection of SDFs to curb irregularities and non-compliance of the relevant safety legislation of SDFs, and of the estimated expenditure and staff establishment involved;
- D) of the actions to be taken if irregularities are found during inspections?

Asked by: Hon CHAN Kin-por (Member Question No. 22)

Reply:

- A) In 2014, Buildings Department (BD) received 5 948 reports related to sub-divided flats (SDFs). Members of the public can report SDF cases to BD via BD hotline handled by “1823”, the electronic reporting form at BD’s webpage, facsimile, email or by post.

- B) BD has stepped up its public education and publicity campaign to disseminate messages on building safety and to foster a building safety culture in the community. Among other actions, BD has published a number of pamphlets providing guidance to the public on how to ensure building safety in SDFs and reminding the public not to carry out unauthorised building works (UBWs). BD has also been advising members of the public through Announcements of Public Interest as well as publication of newspaper supplements, pamphlets, booklets and posters against living in SDFs in industrial buildings in view of their safety risk. We have included in our message to members of the public that they may report suspected UBWs associated with SDFs to BD. The total expenditure for BD's public education and publicity activities is about \$18 million in 2014-15. We are not able to provide a breakdown of the expenditure for the publicity work solely related to SDFs since that is merged into the publicity against UBWs generally and the publicity advising the public against living in SDFs in industrial buildings forms part of the publicity campaign against UBWs associated with SDFs.
- C) Apart from responding to reports on SDFs from members of the public and other government departments, BD will continue to take enforcement action against UBWs associated with SDFs in an orderly and systematic manner through large scale operations (LSOs). The LSOs in 2015 will cover 330 target buildings comprising 270 domestic/composite buildings and 60 industrial buildings. In 2015-16, the enforcement action against UBWs associated with SDFs will be carried out by the 396 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are therefore not able to provide a breakdown of the manpower resources involved solely for the initiative.
- D) For UBWs associated with SDFs, orders will be served on the owners concerned requiring removal of the UBWs. For domestic SDFs in industrial buildings, BD will also issue orders requiring the owners or occupiers to discontinue the domestic use of the SDFs. Prosecutions will be instigated against failure to comply with the orders.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)065

(Question Serial No. 2049)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In the items requiring attention in 2015-16, the Buildings Department stated that it would continue the large scale operation on inspection of sub-divided flats (SDFs) in target buildings and rectification of irregularities of building works associated with the SDFs. In this connection, will the authorities inform this Committee:

1. of the expenditure and manpower involved in the inspections;
2. among the 2 218 SDFs inspected in 2014, of the respective numbers of SDFs in industrial, domestic and composite buildings with irregularities of building works;
3. given that among the SDFs inspected, 295 had their irregularities rectified, of the details of the irregularities associated with these flats, and the number of owners who were prosecuted by the authorities in this connection?

Asked by: Hon FANG Kang, Vincent (Member Question No. 5)

Reply:

1. In 2015-16, the enforcement action against irregularities of building works associated with sub-divided flats (SDFs) through large scale operations (LSOs) will be carried out by 396 professional and technical staff of the two Existing Buildings Divisions of the Buildings Department (BD), as part of their overall duties to implement the building safety and maintenance enforcement programmes of the BD. We are not able to provide a breakdown of the manpower and expenditure involved solely for the LSOs on SDFs.
2. Apart from taking enforcement action against irregularities of building works associated with SDFs through LSOs, BD also responds to reports on SDFs from members of the public and other government departments. Amongst the 2 218 SDFs inspected in 2014, the distribution of SDFs with actionable irregularities is tabulated according to building types as follows -

Building Type	No. of SDFs with actionable irregularities
Domestic/Composite	349
Industrial	5
Office	3
Total	357

3. The commonly found irregularities of building works associated with SDFs are the formation of unauthorised door openings that contravenes the fire-resisting construction requirements of the fire escape routes, the erection of partition walls that blocks the fire escape routes, sub-standard drainage works that result in water seepage and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs. Amongst the 295 SDFs rectified of irregularities in 2014 (which do not necessarily correspond to the 2 218 SDFs inspected in the same year), 52 prosecutions were instigated against the relevant owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)066

(Question Serial No. 1798)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In 2015-16, the Buildings Department will have a net increase of 152 posts, with the existing 1 506 non-directorate posts rising by as much as 10% to 1 658. What new posts are they? Will the additional manpower be deployed to enhance the inspection of subdivided units?

Asked by: Hon IP Kwok-him (Member Question No. 5)

Reply:

The 152 non-directorate posts to be created in 2015-16 in the Buildings Department (BD) comprise nine professional posts (Building Surveyor/Structural Engineer posts), 24 technical posts (Survey Officer (Building)/Technical Officer (Structural) posts), 110 clerical posts and nine posts of other grades.

Among the 152 posts, three posts will be engaged in the handling of office relocation projects; 32 posts will be allocated to the Joint Offices set up by BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage; and the remaining 117 posts will be deployed to various sections/units of BD to strengthen the clerical and administrative support for their respective areas of work, including enforcement actions, plan processing, site monitoring and licensing matters.

Moreover, additional resources of 18 non-civil service contract technical staff will be deployed to the two Existing Buildings Divisions of BD in 2015-16 to assist in implementing BD's building safety and maintenance enforcement programmes, including taking enforcement action against unauthorised building works associated with sub-divided flats.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)067

(Question Serial No. 1837)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Water seepage in buildings has caused nuisance to many members of the public over the years. The department stated that it would continue the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings this year. Will the authorities inform this Committee:

- (1) of the current progress of the study; of the time such latest technologies can be put into service;
- (2) of the benefits such latest technologies are expected to bring about in solving the problem of water seepage in buildings;
- (3) of the provision earmarked for commissioning the study in 2015-16; of the specific breakdown of the expenditure?

Asked by: Hon IP Kwok-him (Member Question No. 30)

Reply:

- (1) & (2) The consultancy study on the latest technological methods in identifying the sources of water seepage in buildings commenced in October 2014 and is expected to complete in 18 months. It is expected that the result of the study will facilitate us to develop the most suitable, reliable, practical and economically viable non-destructive testing methods for identifying the causes and sources of water seepage in buildings.
- (3) The estimated expenditure of the study in 2015-16 is \$3.8 million, which mainly covers research on technological matters relating to water seepage investigation in buildings, and the carrying out of field tests.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)068

(Question Serial No. 1838)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

One of the areas of work requiring attention in 2015-16 is the consultation with stakeholders for implementing a Product Certification system for materials used in private building developments. Will the administration inform this Committee:

- 1) of the specific work arrangement plan and the results and benefits it will have on the industry or the Department;
- 2) of the specific expenditure breakdown of the plan?

Asked by: Hon IP Kwok-him (Member Question No. 31)

Reply:

- 1) The Buildings Department (BD) is carrying out a study on a Product Certification (PC) system for materials used in private building developments, covering fire door, fire partition and aluminum window as a start. BD aims to consult stakeholders in mid-2015 on the implementation of the PC system. It is expected that, with the implementation of PC system, the quality of building products will be enhanced and safeguarded through better upstream control in the manufacturing process.
- 2) The study is carried out by seven professional and technical staff of the Research and Development Unit of BD as part of their overall duties on research and development of building materials technologies. The administrative work on acceptance of product certificates under the PC system will be handled by 210 professional and technical staff of the two New Buildings Divisions of BD as part of their overall duties in the control of private building developments. We are therefore not able to provide a breakdown of the expenditure solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)069

(Question Serial No. 0262)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding the Mandatory Window Inspection Scheme, what is the expenditure for the publicity campaign in the coming year, what is the breakdown of expenditure by publicity medium, do the publicity materials lay emphasis on advising the public what parts are subject to mandatory inspection?

Asked by: Hon LAU Wong-fat (Member Question No. 4)

Reply:

In 2015-16, the Buildings Department (BD) will continue its public education and publicity campaign to disseminate messages on building safety and foster a building safety culture in the community. The public education activities will include general talks for students and building owners; technical talks and briefings for building professionals, contractors and property managers; roadshows; comic drawing competition for students; publication of Codes of Practice and guidelines on BD's website; maintaining the thematic website on building safety; as well as developing a mobile application on the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS). Publicity will be launched through short films; Announcements in the Public Interest (APIs) on television, radio, buses and trains; as well as publication of newspaper supplements, pamphlets, booklets and posters.

The estimated total expenditure for BD's public education and publicity activities in 2015-16 is \$11.85 million. We are not able to provide a breakdown of the expenditure on the publicity for the MWIS as it is merged into the overall publicity expenditure on various building safety initiatives.

To explain the mandatory window inspection requirements to the public and qualified persons for carrying out window inspection under the MWIS, BD has published a booklet "Important Notes about Window Safety" and a Code of Practice for MBIS and MWIS illustrating the categories of window defects, the scope and components of window elements requiring inspection as well as the methods and standards on window inspection and the required repair. They have been uploaded to BD's website. An API has also been launched to remind owners to exercise caution when selecting qualified persons for carrying out window inspection under the MWIS. BD will continue its efforts in this area.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)070

(Question Serial No. 0263)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding the continued consultancy study on the latest technological methods in identifying the sources of water seepage in buildings, how much expenditure has been dispensed to date, how many consultants are engaged in the work, what is the staff establishment of the Buildings Department for monitoring the work concerned? When will the interim report of the consultancy be released, when will the whole report be completed, what is the estimated final expenditure?

Asked by: Hon LAU Wong-fat (Member Question No. 5)

Reply:

The Buildings Department (BD) commissioned a consultant to study the latest technological methods in identifying the sources of water seepage in buildings in October 2014. The study is expected to complete in 18 months and the expenditure for the study is estimated to be about \$4.5 million. We do not intend to publish any interim reports of the consultancy.

Up to end February 2015, the actual expenditure of the consultancy amounted to \$327,000. As the work relating to planning and monitoring of the study is absorbed by the existing resources of BD as part of the overall duties in handling reports on water seepage, we are not able to provide a breakdown of the staff establishment solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)071****(Question Serial No. 1235)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

The Department stated in the explanatory notes that “the number of buildings planned to be covered by the Mandatory Window Inspection Scheme (MWIS) in 2015 is adjusted to 650 in order to redeploy resources for serving inspection notices to buildings identified in 2013 and 2014 and taking enforcement action against non-compliant notices. The long-term targets of the Mandatory Building Inspection Scheme and MWIS are being reviewed.” In this connection, will the Department inform this Committee:

- (a) of the number of cases in which the notice for building or window inspection were not complied with, and of the percentage of the total number of cases they account for;
- (b) of the details of how the long-term targets are being reviewed?
- (c) Please provide the numbers and details of the buildings in Yuen Long District and Islands District which are involved in the schemes in 2015-16.

Asked by: Hon LEUNG Che-cheung (Member Question No. 14)

Reply:

- (a) The Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) were fully implemented in June 2012. Statistics on the progress of implementation of MBIS and MWIS as at 31 December 2014 are tabulated below -

	MBIS Statutory Notices	MWIS Statutory Notices
Total no. of statutory notices issued (a)	31 896	227 888
Total no. of statutory notices discharged (b)	984	59 681

	MBIS Statutory Notices	MWIS Statutory Notices
Total no. of statutory notices not yet discharged (c) = (a) - (b)	30 912 ^{Note} (97%)	168 207 ^{Note} (74%)

Note: Some of the statutory notices issued have yet to expire.

- (b) Having regard to the progress of implementation since June 2012 and the general views in the community that the pace of implementation of the two schemes should be slowed down to give more time for building owners to understand the new requirements and get prepared, the Buildings Department (BD) has since 2014 adjusted downwards the number of target buildings to be selected each year for both schemes. During this early period of implementation, the BD will review the targets for MBIS and MWIS on an annual basis to ensure they meet the needs of the prevailing circumstances, taking into account the resource implications, operational experience gained, compliance rate and views of stakeholders. The long-term targets for the two schemes will be reviewed in due course.
- (c) In 2015, 650 buildings will be selected for implementation of MBIS and MWIS concurrently. As the selection has yet to be confirmed, we are not able to provide the numbers or details of the target buildings in individual districts. For target buildings selected in the past, a list of the buildings issued with statutory notices is available on the BD's website at www.bd.gov.hk.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)072****(Question Serial No. 3286)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

The Financial Secretary mentioned in last year's Budget that government departments and the public sector should conduct expenditure reviews and consider how best to consolidate their services and funding schemes in order to further enhance the efficiency of public services (see paragraph 139 of the 2014-15 Budget). Will the Government inform this Committee of the following:

- (i) in respect of the following listed government departments/public organisations with a greater or smaller change/percentage change in their respective estimated established posts in the coming year as compared to last year, the ranks of the posts to be created/deleted and their respective numbers;
- (ii) for the above creation/deletion of posts, the total amounts of annual salaries and fringe benefits involved;
- (iii) the major reasons for the above creation/deletion of posts.

Head of Expenditure	Total number of established posts according to the revised estimate as at 31.3.2015	Total number of established posts according to the estimate as at 31.3.2016	Number of posts created/deleted (% change)
Buildings Department	1 538	1 690	+152 (9.9%)

Asked by: Hon LEUNG Kenneth (Member Question No. 2.01)

Reply:

- (i) The 152 non-directorate posts to be created in 2015-16 in the Buildings Department (BD) comprise nine professional posts (Building Surveyor/Structural Engineer posts), 24 technical posts (Survey Officer (Building)/Technical Officer (Structural) posts) as well as 110 clerical posts and nine posts of other grades.

Reply:

- (i) The 152 non-directorate posts to be created in 2015-16 in the Buildings Department (BD) comprise nine professional posts (Building Surveyor/Structural Engineer posts), 24 technical posts (Survey Officer (Building)/Technical Officer (Structural) posts) as well as 110 clerical posts and nine posts of other grades.
- (ii) Among the 152 posts, 145 posts are converted from existing non-civil service contract positions and seven posts are newly created. The notional annual mid-point salary (NAMS) values of the seven newly-created posts in BD are tabulated below -

Rank	No. of post	NAMS Value (\$)
Building Surveyor	1	654,030
Structural Engineer	1	673,860
Survey Officer (Building)	1	238,200
Technical Officer (Structural)	1	238,200
Executive Officer I	1	651,180
Executive Officer II	1	431,160
Clerical Officer	1	373,440
Total	7	3,260,070

The expenditure on fringe benefits is subject to the appointment terms of individual officers.

- (iii) The creation of 152 posts is to provide necessary support to BD in its work. Among the 152 posts, three posts will be engaged in the handling of office relocation projects; 32 posts will be allocated to the Joint Office set up by BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage; and the remaining 117 posts will be assigned to various sections/units of BD to strengthen the clerical and administrative support for their respective areas of work, including enforcement actions, plan processing, site monitoring and licensing matters.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)073

(Question Serial No. 1076)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The Joint Office (JO) set up by the Buildings Department and the Food and Environmental Hygiene Department, which was tasked with handling complaints about water seepage in buildings,

1. received how many water seepage complaints and enquiries in the past two years, and how many of them have not been processed yet, please provide a breakdown by district and building type (domestic, industrial and commercial buildings);
2. what is the longest waiting time for a case to be processed, and why does it take so long; what is the average time for processing a case; will the authorities review the work efficiency of the JO and draw up the relevant performance pledge; if not, what are the reasons for that; and
3. given that the authorities said they would study the new technological methods in identifying the sources of water seepage in buildings, when will the study commence, what is the expenditure involved, and when are the results expected to be available?

Asked by: Hon LO Wai-kwok (Member Question No. 20)

Reply:

1. The Joint Office (JO) does not keep statistics on water seepage reports according to building types. The numbers of water seepage reports received and handled in the past two years broken down by the 18 District Council districts are tabulated below –

District	Reports received ⁽¹⁾		Reports handled ⁽¹⁾	
	2013	2014	2013	2014
Central/Western	1 253	1 257	1 186	982
Eastern	3 469	3 173	3 556	1 875
Southern	1 093	1 070	664	1 048
Wanchai	987	985	974	708
Kowloon City	2 849	2 642	2 709	2 584
Kwun Tong	2 123	1 948	2 179	2 147
Sham Shui Po	1 824	1 824	1 688	1 696
Yau Tsim Mong	2 457	2 345	2 469	2 400
Wong Tai Sin	1 224	1 119	698	720
Islands	135	156	128	134
Kwai Tsing	1 714	1 658	1 116	859
North	670	688	602	541
Sai Kung	1 135	1 004	1162	794
Sha Tin	2 204	2 390	1 089	1 013
Tai Po	854	928	889	982
Tsuen Wan	1 662	1 927	1 229	1 054
Tuen Mun	2 162	2 130	2 090	1 925
Yuen Long	689	652	428	594
Total	28 504	27 896	24 856	22 056

Note ⁽¹⁾: As there is a lapse of time between the receipt and completion of handling a report, the “reports received” in 2013 may not be the “reports handled” in the same year. The same applies to the figures for 2014.

2. JO does not compile separate statistics on the handling time for individual water seepage cases. The time required for processing a water seepage case varies due to a number of factors, including the nature and complexity of the case and whether the relevant owners and occupants are cooperative.

JO has implemented various measures to enhance the effectiveness of handling reports on water seepage, including drawing up and reviewing internal guidelines on investigation work, formulating milestones for progress monitoring at various stages of investigation, and enhancing information management. Since January 2014, JO has set two performance pledges, as follows -

- (a) to contact the informant within six working days upon receipt of a water seepage report to arrange for investigation at the premises concerned; and
- (b) to issue a nuisance notice within seven working days upon verification of the investigation results on the source of the seepage nuisance.

3. The consultancy study on the latest technological methods in identifying the sources of water seepage in buildings commenced in October 2014 and is expected to be completed in 18 months. The total expenditure of the study is estimated to be \$4.5 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)074

(Question Serial No. 1097)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Although the Validation Scheme for Unauthorised Signboards has been implemented since September 2013, it is only a voluntary scheme. In this connection, please inform this Committee:

1. whether the actual number of unauthorised signboards validated since the implementation of the scheme falls short of the expected outcome considerably; and whether the authorities will step up publicity; if so, of the details; if not, the reasons for that;
2. regarding the cases reported by members of the public, of the percentages of those with the unauthorised, dangerous or abandoned signboards successfully dealt with each year; and as some members of the public have relayed to me that the unauthorised signboards removal orders issued by the Department did not specify the time limit for removal, how the Department can ensure that the removal orders are complied with within a reasonable time;
3. as the Department stated that it would continue the large scale operation on removal of large unauthorised signboards and signboards that are not validated on target buildings or target streets in 2015, whether the Department will exercise discretion to speed up action on cases posing extra risk, e.g. unauthorised signboards in busy commercial areas, as they are likely causes of accidents with casualties; if so, of the details; if not, the reasons for that.

Asked by: Hon LO Wai-kwok (Member Question No. 35)

Reply:

The Buildings Department (BD) has been making efforts to improve the regulation of signboards. Among other initiatives, the full implementation of the Minor Works Control System (MWCS) since 31 December 2010 enables signboard owners to erect, alter or remove certain types of signboards which are relatively small in scale and pose less potential risk through simplified requirements. Signboard owners may also seek to validate an unauthorised signboard through the Validation Scheme for Unauthorised Signboards (Validation Scheme) implemented since September 2013.

Our reply to the three-part question is as follows -

1. Up to end-December 2014, 30 unauthorised signboards had been validated under the Validation Scheme. While the number may appear on the low side, we believe that after introduction of the Validation Scheme, many signboard owners may have chosen to remove and re-erect a signboard under MWCS instead of applying for validation under the Validation Scheme. In this connection, minor works associated with signboards have significantly increased from 2 992 cases in 32 months before the implementation of the Validation Scheme (from 31 December 2010 to 1 September 2013) to 6 089 cases in 16 months after the implementation of the Scheme (2 September 2013 to 31 December 2014).

BD has been disseminating relevant information of the Validation Scheme to the public and the industry through different means, including -

- (a) distributing a booklet “Validation Scheme for Unauthorised Signboards”;
- (b) making available relevant guidelines on BD’s website;
- (c) broadcasting Announcement in the Public Interests;
- (d) conducting briefings for the industry and public;
- (e) launching a mobile application for the Minor Works Control System and the Validation Scheme; and
- (f) introducing the Validation Scheme to food business operators during their licensing applications.

In 2015-16, BD will continue to enhance efforts in public education and publicity on building safety, covering the MWCS and the Validation Scheme. Among these is a large-scale publicity event, namely the Building Safety Week 2015, which was held in mid-March 2015 to raise public awareness of building safety including issues related to unauthorised signboards and the implementation of the Validation Scheme.

2. In 2014, 791 unauthorised signboards were removed/validated, and 1 301 dangerous/abandoned signboards were removed/repared. BD does not keep statistics on the percentage of signboards removed from cases reported by members of the public.

For removal orders issued against unauthorised signboards, there will be a specified time limit for compliance, which is normally 60 days. BD will issue warning letters to non-compliant signboard owners after the time limit. Prosecution may be instigated against failure to comply with orders without any reasonable excuse after the issue of warning letters.

3. In 2015-16, BD will continue to take enforcement action against unauthorised signboards. The potential risk posed by unauthorised signboards is one of the criteria which BD will take into account in selecting target areas for its large scale operations. If any signboard becomes dangerous, BD will take prompt action to arrange for the repair/removal of the signboard and, if appropriate, recover the cost of such works, plus supervision charge and surcharge from the signboard owners afterwards.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)075

(Question Serial No. 1098)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The authorities stated that resources would be redeployed to clear the backlog of outstanding dangerous slope repair orders. In this connection, please inform this Committee:

1. of the respective amounts of backlog of outstanding dangerous slope repair orders of Hong Kong, Kowloon and the New Territories in the past three years;
2. whether the authorities have analysed the main causes of the backlog of outstanding dangerous slope repair orders and formulated policies to address the matter; if so, of the details; if not, the reasons for that;
3. as some New Territories residents relayed to me that they often had difficulty in appointing authorized persons/registered structural engineers/registered geotechnical engineers, thus affecting the timely compliance of the dangerous slope repair orders, whether the authorities have received requests for assistance in similar circumstances from the public and rendered assistance to them; if so, of the details.

Asked by: Hon LO Wai-kwok (Member Question No. 36)

Reply:

1. Up to end-February 2015, the respective numbers of outstanding dangerous hillside orders (DHOs) in Hong Kong Island, Kowloon and the New Territories are as follows –

District	Number of outstanding DHOs
Hong Kong Island	239
Kowloon	62
New Territories (including outlying Islands)	444
Total	745

2. Some property owners have expressed difficulties in completing the slope remedial works and complying with the DHOs within the specified timeframe. The reasons quoted by them include, mainly, difficulties for multiple owners to coordinate the remedial works as well as disputes on the maintenance responsibilities and cost apportionment.

The Buildings Department (BD) has taken proactive action to encourage and assist property owners to comply with the DHOs. In particular, BD will continue to explain to them the risks associated with dangerous slopes and the procedures in complying with DHOs. BD will also, in collaboration with the Geotechnical Engineering Office of the Civil Engineering and Development Department and District Offices, offer advice on geotechnical matters and assistance in coordination among multiple owners respectively. Eligible owners may also apply for financial assistance under the assistance schemes administered by BD and relevant organisations.

3. BD does not keep statistics on inquiries in relation to difficulty in appointing authorized persons/registered structural engineers/registered geotechnical engineers for slope remedial works. To facilitate property owners in appointing the relevant professionals, lists of the relevant professionals are promulgated on BD's website (www.bd.gov.hk), with remarks on professionals who are interested in providing services in the maintenance and repair of slopes for easy reference.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)076

(Question Serial No. 0871)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In the Programme, the authorities stated that it would continue the large scale operation (LSOs) on inspection of sub-divided flats (SDFs) in target buildings. In this connection, please inform this Committee:

- (1) of the numbers of buildings targeted for inspection and the numbers of units involved, the actual numbers of buildings inspected and the numbers of units involved, the numbers of units found to have irregularities during inspection and issued with orders requiring rectification in the past two years, set out in a table with a breakdown by the 18 districts;
- (2) of the posts, staff establishment and related staff expenditure involved in the inspection of target buildings and enforcement in the past two years (2013-14 and 2014-15);
- (3) whether there is any plan to recruit additional staff in 2015-16; if so, of the number and posts of the additional staff and the expenditure involved.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 10)

Reply:

- (1) The Buildings Department (BD) has been taking enforcement action against irregularities of building works associated with sub-divided flats (SDFs) in an orderly and systematic manner through large scale operations (LSOs). In 2013 and 2014, there were 608 buildings targeted under LSOs. The geographical distribution of the 608 target buildings, the number of SDFs inspected under LSOs and the number of removal/discontinuation orders (discontinuation orders for industrial buildings only) issued in 2013 and 2014 are tabulated as follows:

District	No. of target buildings	No. of SDFs inspected under LSOs Note (1)	No. of Removal/Discontinuation Orders issued in 2013 and 2014 Note (2)
Central and Western	38	53	2
Wan Chai	36	90	10
Eastern	26	58	18
Southern	12	31	0
Wong Tai Sin	14	28	1
Kwun Tong	46	235	5
Yau Tsim Mong	122	392	101
Sham Shui Po	91	374	294
Kowloon City	110	495	100
North	11	22	4
Sha Tin	9	15	17
Tai Po	18	26	0
Tsuen Wan	24	66	18
Tuen Mun	10	17	0
Yuen Long	31	45	1
Kwai Tsing	10	76	1
Total	608	2 023	572

Note (1): The inspection of SDFs in the target buildings is still ongoing. The figures show the position as at end February 2015.

Note (2): The number of removal/discontinuation orders issued in 2013 and 2014 does not necessarily correspond to the buildings targeted under LSOs in the two years.

(2) & (3) In 2014-15, the enforcement action against SDFs under LSOs is carried out by 378 professional and technical staff in the two Existing Buildings Divisions of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources involved solely for handling LSOs on SDFs. The number of professional and technical staff in the two Existing Buildings Divisions who carried out the LSOs as part of their overall duties in 2013-14 was 341^{Note (3)}.

In 2015-16, additional manpower resources of 18 technical staff on non-civil service contract will be deployed to the two Existing Buildings Divisions in 2015-16 to assist in implementing the aforementioned programmes of the BD.

(Note (3): Before 2014-15, some staff in the Mandatory Buildings Inspection Division were also involved in LSOs on SDFs. Since 2014-15, the work has been centralised in the two Existing Building Divisions.)

CONTROLLING OFFICER'S REPLY

DEVB(PL)077

(Question Serial No. 0872)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In the Programme, the authorities stated that it would continue to inspect within 48 hours unauthorised building works under construction upon receipt of reports. In this connection, please inform this Committee:

- (1) of the respective numbers of reports received, inspections made and orders issued in the past three years (2012-2013, 2013-2014 and 2014-2015);
- (2) of the posts, staff establishment and related staff expenditure involved in making inspections and issuing orders in the past three years (2012-2013, 2013-2014 and 2014-2015); and
- (3) whether there is any plan to recruit additional staff in 2015-16; if so, of the number and posts of the additional staff and the expenditure involved.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 11)

Reply:

- (1) For cases involving unauthorised building works (UBWs) under construction (known as “works-in-progress” or “WIP” cases), the numbers of cases received, cases attended to within 48 hours and removal orders issued are tabulated as follows -

	2012	2013	2014
Number of WIP cases received	5 388	4 403	4 056
Number of WIP cases attended to within 48 hours	5 342	4 381	4 016
Removal orders issued in relation to WIP cases ^{Note}	679	540	303

Note: The figures do not necessarily correspond to the WIP cases received and attended to in the same year.

- (2) The enforcement action against WIP cases, including carrying out inspection and issuing orders as and when necessary, was carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower resources involved solely for carrying out enforcement action in relation to WIP cases.

The manpower resources and expenditure for implementing BD's building safety and maintenance enforcement programmes in the past three years are tabulated below.

	2012-13	2013-14	2014-15
Number of professional and technical staff	530	576	620
Expenditure for staff cost, departmental expenses and engaging consultants (\$ million)	489	526	522

- (3) Additional resources of 18 technical staff on non-civil service contract will be deployed to the two Existing Buildings Divisions of the BD in 2015-16 to assist in implementing the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the additional manpower resources involved solely for carrying out enforcement action in relation to WIP cases.

CONTROLLING OFFICER'S REPLY

DEVB(PL)078

(Question Serial No. 0895)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The Department stated in this Programme that, with the Food and Environmental Hygiene Department, it had made permanent the operation for handling public reports about water seepage problems; in this connection, will the authorities inform this Committee:

- (1) of the improvement made in the past three years in response to the criticism and improvement recommendations made earlier by The Ombudsman, including whether there were any increases in the joint staff establishment, strengthening measures for handling reports and investigating the sources of water seepage, etc.; if so, of the details;
- (2) of the number of reports and complaints about water seepage received, the numbers of investigation visits and nuisance notices issued, prosecution instigated and the percentage of cases satisfactorily concluded in the past three years; and
- (3) of the estimated expenditure and details of the scope of study in relation to the consultancy study which, as stated by the authorities, was being conducted on the latest methods in identifying the sources of water seepage in buildings?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 40)

Reply:

- (1) In response to the recommendations made by the Ombudsman in 2008, the Joint Office (JO) set up by the Buildings Department (BD) and the Food and Environmental Hygiene Department has implemented various measures to enhance the effectiveness of handling reports on water seepage, including drawing up and reviewing internal guidelines on investigation work, formulating milestones for progress monitoring at various stages of investigation, and enhancing information management. Since January 2014, with a view to enhancing its service quality, the JO has set two performance pledges as follows -

- (a) to contact the informant within six working days upon receipt of a water seepage report to arrange for investigation at the premises concerned; and
- (b) to issue a nuisance notice within seven working days upon verification of the investigation results on the source of the seepage nuisance.

In each of the past three years, there were 64 professional and technical staff from BD in the JO. With the operation of the JO made permanent in April 2014, some of the non-civil service contract positions in the JO have been converted into civil service posts.

Regarding investigation of the source of water seepage in buildings, the JO keeps abreast of the latest technologies with a view to exploring more effective investigation methods. In recent years, the JO has employed new equipment such as infrared camera and microwave tomography scanning device on a trial basis to facilitate identification of the source of water in complicated cases. A consultant has also been engaged to study the latest technological methods.

- (2) The statistics on water seepage reports received, reports handled, results of investigation, nuisance notices issued, prosecutions instigated and convictions in the past three years are tabulated below –

Number of Cases	2012	2013	2014
Reports received	27 353	28 504	27 896
Reports handled ⁽¹⁾	24 553	24 856	22 056
• Cases screened out ⁽²⁾	13 727	13 062	10 961
• Cases with investigations concluded	10 826	11 794	11 095
- Seepage ceased during investigation	4 810	4 766	4 146
- Source of water seepage identified	4 053	4 692	4 816
- Source of water seepage could not be identified and investigation terminated	1 963	2 336	2 133
Nuisance Notices issued ⁽¹⁾	3 639	4 338	4 700
Prosecutions instigated ⁽¹⁾	70	96	88
Convictions ⁽¹⁾	52	50	60

Note ⁽¹⁾ : The figures do not necessarily correspond to the number of reports received in the same year.

Note ⁽²⁾ : There are cases such as unjustified cases and withdrawal cases, in which no investigation will be made by the JO.

The JO does not keep statistics on the number of investigation visits for water seepage cases. The number of visits required for investigating each individual case varies due to a number of factors, including the nature and complexity of the case and whether the relevant owners and occupants are cooperative.

- (3) The consultancy study on the latest technological methods in identifying the source of water seepage in buildings commenced in October 2014 and is expected to be completed in 18 months. The total expenditure of the study is estimated to be \$4.5 million. The study will research on technological matters relating to water seepage investigation in buildings both locally and overseas, together with the carrying out of field tests on selected cases. It will also assess and recommend the most suitable testing methods for use in private buildings as well as formulating technical guidelines for use by the JO.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)079

(Question Serial No. 0912)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In the programme, the authorities stated that it had completed the village by village survey of 5 210 New Territories exempted houses (NTEHs) to identify First Round Targets for priority enforcement action, and would continue the enforcement against unauthorised building works (UBWs) that constituted less serious contravention of the law this year. Will the authorities inform this Committee:

- (1) of the distribution of the 5 210 NTEHs, the number of inspected NTEHs classified as First Round Targets, the number of NTEHs issued with warning notices, and the number of NTEHs with rectification verified, set out in a table with a breakdown by the nine administrative districts of the New Territories District Councils;
- (2) of the posts, staff establishment and related staff expenditure involved in making inspection and issuing orders in the past three years (2012-12, 2013-14 and 2014-15); and
- (3) regarding the UBWs targeted for rectification of irregularities in 2015-16, of the target number of NTEHs involved, the types of UBWs involved and the staff establishment and the related staff expenditures involved in handling such work?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 13)

Reply:

In 2014, the Buildings Department (BD) completed village by village survey of 5 210 New Territories exempted houses (NTEHs) to identify unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. the First Round Targets) for priority enforcement action, and continued to administer the Reporting Scheme for UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety. BD will continue its efforts in 2015.

Our reply to the three-part question is as follows -

- (1) Breakdown of the 5 210 NTEHs surveyed under the large scale operation to identify First Round Targets for priority enforcement action by the nine administrative districts of the New Territories District Councils is tabulated below –

District	Number of NTEHs surveyed	Number of NTEHs with suspected First Round Targets	Number of removal orders issued
Islands	286	9	0
Kwai Tsing	74	23	0
North	1 050	57	0
Sai Kung	556	104	0
Sha Tin	388	92	0
Tai Po	532	51	0
Tsuen Wan	449	73	9
Tuen Mun	969	107	59
Yuen Long	906	70	0
Total	5 210	586	68

BD is still processing the cases with suspected First Round Targets, and 68 removal orders have been issued up to present. As the time limits for compliance with the removal orders expired in early 2015, BD has just started the process of verifying the compliance status of the orders and hence there is at this point in time no statistics on that.

- (2) The Village Houses Section (VHS) of BD is responsible for implementing the enhanced enforcement strategy against UBWs in NTEHs. In each of the past three years, i.e. 2012-13, 2013-14 and 2014-15, the VHS comprised 37 professional and technical staff and expenditures incurred were about \$25 million, \$41 million and \$39 million respectively. As inspection and issuing orders are only part of the overall duties of the VHS in implementing the enhanced enforcement strategy against UBWs in NTEHs, we are not able to provide a breakdown of the staff establishment and related expenditure solely for these tasks.
- (3) In 2015, BD's target is to carry out village by village survey of 5 000 NTEHs to identify First Round Targets, including village houses of four storeys or more, houses built without a Certificate of Exemption issued by the Lands Department or approval and consent of the Building Authority, enclosed rooftop structures covering more than 50% of the roofed-over area of the buildings concerned, unauthorised projecting structures attached to UBWs, etc. In 2015-16, the VHS will continue to comprise 37 professional and technical staff and the estimated expenditure is \$39 million. As survey of NTEHs and identification of First Round Targets are part of the overall duties of VHS in implementing the enhanced enforcement strategy against UBWs in NTEHs, we are not able to provide a breakdown of the staff establishment and related expenditure solely for these tasks.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)080****(Question Serial No. 0097)**

Head: (82) Buildings Department

Subhead (No. & title): (000) Operational expenses

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

The Buildings Department stated that the number of non-directorate posts will be increased by 152 to 1658 posts as at 31 March 2016. Please inform this Council of the nature of work, ranks and salaries of these new posts.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 21)

Reply:

The 152 non-directorate posts to be created in 2015-16 in the Buildings Department (BD) comprise nine professional posts (Building Surveyor/Structural Engineer posts), 24 technical posts (Survey Officer (Building)/Technical Officer (Structural) posts), 110 clerical posts and nine posts of other grades. The salaries of the posts are tabulated below:

Grade	Salary (\$)
Building Surveyor/Structural Engineer	51,825 - 91,590
Survey Officer (Building)/Technical Officer (Structural)	18,310 - 35,930
Clerical	12,540 - 34,305
Others	24,380 - 59,485

Among the 152 posts, three posts will be engaged in the handling of office relocation projects; 32 posts will be allocated to the Joint Office set up by BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage; and the remaining 117 posts will be deployed to various sections/units of the Department to strengthen the clerical and administrative support for their respective areas of work, including enforcement actions, plan processing, site monitoring and licensing matters.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)081

(Question Serial No. 0419)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

During 2015-16, the Buildings Department will continue to implement the revised enforcement policy against unauthorised building works (UBWs) introduced since April 2011 and respond to reports on UBWs from members of the public. In this connection, will the authorities inform this Committee:

- (1) of the total number of UBWs handled each year (set out by type in a table) and the expenditure involved since the implementation of the policy; and
- (2) of the specific work plan and breakdown of the estimated expenditure in 2015-16?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 17)

Reply:

- (1) In 2011, 2012, 2013 and 2014, there were respectively 17 879, 13 581, 14 972 and 22 866 unauthorised building works (UBWs) removed. The Buildings Department (BD) does not keep separate statistics on the number of different types of UBWs removed.
- (2) Apart from handling reports on UBWs made by members of the public, the BD will also continue its enforcement action against UBWs in 2015-16 through its large scale operations to tackle actionable UBWs in an orderly and systematic manner.

The enforcement action against UBWs is carried out by the existing resources of 620 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources involved solely for the implementation of the enforcement policy against UBWs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)082

(Question Serial No. 0420)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

The Buildings Department stated that it would continue the large scale operations to follow up the work listed below in 2015-16. In this connection, will the authorities give their reply in the following table:

	Number of cases handled and expenditure in 2014-15	Estimated number of cases handled and estimated expenditure in 2015-16
Comprehensive clearance of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes of target buildings		
Inspection of sub-divided flats in target buildings and rectification of irregularities of building works associated with sub-divided flats		
Removal of large unauthorised signboards and signboards that are not validated on target buildings or target streets		

	Number of cases handled and expenditure in 2014-15	Estimated number of cases handled and estimated expenditure in 2015-16
Removal of UBWs in New Territories exempted houses that constitute serious contravention of the law and pose higher potential risks to building safety, and administration of the reporting scheme for other UBWs		

Asked by: Hon TIEN Pei-chun, James (Member Question No. 18)

Reply:

In 2015-16, the Buildings Department (BD) will continue its enforcement action against unauthorised building works (UBWs). Relevant information of BD's large scale operations (LSOs) on clearance of UBWs and inspection of sub-divided flats (SDFs); as well as BD's enforcement action against unauthorised signboards and UBWs in New Territories exempted houses (NTEHs) are set out in the tables below.

Table 1: Performance

	Actual Performance in 2014	Target Performance in 2015
(1) LSOs on comprehensive clearance of UBWs on rooftops, flat roofs, yards and lanes of target buildings	200 target buildings	270 target buildings
(2) LSOs on inspection of SDFs and rectification of irregularities of building works associated with SDFs in target buildings	308 target buildings	330 target buildings
(3) Removal of unauthorised signboards and implementation of the Validation Scheme for Unauthorised Signboards	791 unauthorised signboards removed/validated	800 unauthorised signboards to be removed/validated

	Actual Performance in 2014	Target Performance in 2015
(4) Survey of NTEHs to identify UBWs that constitute serious contravention of the law and pose higher potential risks to building safety, and administration of the Reporting Scheme for eligible UBWs in NTEHs	5 210 NTEHs surveyed; and 9 809 reporting forms processed under the Reporting Scheme	5 000 NTEHs to be surveyed; and 7 500 reporting forms to be processed under the Reporting Scheme

Table 2: Expenditure

	Expenditure in 2014-15	Estimated Expenditure in 2015-16
(1) LSO on comprehensive clearance of UBWs on rooftops, flat roofs, yards and lanes of target buildings	The LSOs were carried out by the 378 professional and technical staff of the two Existing Buildings Divisions of the BD, as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower resources solely for the LSOs.	The LSOs will be carried out by the 396 professional and technical staff of the two Existing Buildings Divisions of the BD, as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower resources solely for the LSOs.
(2) LSO on inspection of SDFs and rectification of irregularities of building works associated with SDFs in target buildings	The enforcement action against unauthorised signboards and implementation of the Validation Scheme for Unauthorised Signboard were carried out by the 37 professional and technical staff of the Signboard Control Unit of the BD, as part of their overall duties in implementing the Signboard Control System. The	The enforcement action against unauthorised signboards and implementation of the Validation Scheme for Unauthorised Signboard will be carried out by the 37 professional and technical staff of the Signboard Control Unit of the BD, as part of their overall duties in implementing the Signboard Control System. The
(3) Removal of unauthorised signboards and implementation of the Validation Scheme for Unauthorised Signboard	The enforcement action against unauthorised signboards and implementation of the Validation Scheme for Unauthorised Signboard were carried out by the 37 professional and technical staff of the Signboard Control Unit of the BD, as part of their overall duties in implementing the Signboard Control System. The	The enforcement action against unauthorised signboards and implementation of the Validation Scheme for Unauthorised Signboard will be carried out by the 37 professional and technical staff of the Signboard Control Unit of the BD, as part of their overall duties in implementing the Signboard Control System. The

	expenditure incurred by the Signboard Control Unit was about \$26 million.	expenditure to be incurred by the Signboard Control Unit is estimated to be about \$29 million.
(4) Survey of NTEHs to identify UBWs that constitute serious contravention of the law and pose higher potential risks to building safety, and administration of the Reporting Scheme for eligible UBWs in NTEHs	The enforcement action against UBWs in NTEHs and the administration of the Reporting Scheme were carried out by the 37 professional and technical staff of the Village Houses Section of the BD, as part of their overall duties in implementing the enhanced strategy against UBWs in NTEHs. The expenditure incurred by the Village Houses Section was about \$39 million.	The enforcement action against UBWs in NTEHs and the administration of the Reporting Scheme will be carried out by the 37 professional and technical staff of the Village Houses Section of the BD, as part of their overall duties in implementing the enhanced strategy against UBWs in NTEHs. The expenditure to be incurred by the Village Houses Section is estimated to be about \$39 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)083

(Question Serial No. 0421)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The Buildings Department stated that it would continue to collaborate with the Hong Kong Housing Society and the Urban Renewal Authority in speeding up the rehabilitation of old buildings by providing technical and financial assistance to owners in need and complete the implementation of the Operation Building Bright in 2015-16. Will the authorities inform this Committee:

- (1) of the number of owners provided with financial assistance and the expenditure involved in 2014-15; and
- (2) of the estimated number of owners provided with assistance and the estimated expenditure involved in 2015-16?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 19)

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. There were a total of two rounds of application for Category 1 target buildings, which were closed on 6 June 2009 and 24 December 2010 respectively. Category 2 target buildings are those that have difficulties in coordinating repair works, such as buildings without OCs. They are selected by the Steering Committee of OBB comprising representatives from the Buildings Department (BD), the Hong Kong Housing Society and the Urban Renewal Authority. Owners of Category 2 target buildings do not need to apply for joining OBB.

In summary, up to 31 December 2014, a total of 3 079 target buildings were included for assistance under OBB. Among these buildings, 2 094 buildings had completed repair works; 956 buildings had repair works or procurement procedures underway; and the remaining 29 buildings, which were Category 2 target buildings, were pending the appointment of Authorized Persons, owners' confirmation for carrying out repair works voluntarily or BD's arrangement for repair works.

Our reply to the question is as follows -

- (1) The works and the release of OBB subsidy to owners may span over several years. We do not keep separate statistics on the number of owners provided with financial assistance under OBB for a particular year. From the inception of OBB in 2009 to 31 December 2014, the total number of household units provided with financial assistance was 96 310, involving a total amount of \$1,521 million released.
- (2) For the year of 2015, it is estimated that another 36 970 household units will be provided with financial assistance. Around \$722 million has been earmarked for these household units.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)084

(Question Serial No. 0422)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

1. In 2015-16, the Buildings Department will continue to implement the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) concurrently, covering 650 buildings aged 30 years or above which require mandatory inspection and, if necessary, repair of the buildings and windows in 2015. In this connection, will the authorities inform this Committee:

- (1) of the total number of buildings required to undertake the MBIS or the MWIS in each of the past five years;
- (2) of the total number of buildings in the territory required to undertake the MBIS or the MWIS but have not done so to date; and
- (3) of the estimated expenditure involved in the work plan of 2015-16?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 20)

Reply:

The Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) were fully implemented in June 2012. The MBIS and MWIS are applicable to all private buildings aged 30 years or above and 10 years or above respectively, except domestic buildings not exceeding three storeys in height. Each year, the BD will select a certain number of buildings meeting the criteria for implementation of the two schemes. The BD will first issue pre-notification letters to the building owners of the selected target buildings advising them to get prepared and plan ahead. In not less than six months and two months after the issue of pre-notification letters under the MBIS and MWIS respectively, the BD will issue statutory notices to the building owners requiring them to carry out a prescribed inspection and repair (if necessary) under the schemes. A building owner served with a statutory notice is required to appoint a registered inspector for MBIS or a qualified person for MWIS to carry out a prescribed inspection, and a registered contractor to carry out any prescribed repair works found necessary within the specified timeframes. The reply to the three-part question is set out below.

- (1) Statistics on the progress of implementation of the MBIS and MWIS as at 31 December 2014 are tabulated below:

	Subject to MBIS and MWIS concurrently				Subject to MWIS only			
	2012	2013	2014	Total	2012	2013	2014	Total
No. of target buildings selected and issued with pre-notification letters	949	1 576	1 018	3 543	1 874	2 367	0	4 241
No. of target buildings issued with statutory notices*	0	1 240	1 335	2 575	22	1 016	800	1 838

* The number of target buildings issued with statutory notices in a particular year does not necessarily correspond to the number of target buildings selected and issued with pre-notification letters in the same year.

- (2) We take it that this part of the question seeks information on all private buildings in the territory to which the MBIS and MWIS are applicable but not yet undertaken. As at 31 December 2014, in the territory, about 13 100 and 8 500 private buildings met the respective criteria for implementation of the MBIS and MWIS concurrently and implementation of the MWIS only but had yet to be issued with statutory notices.
- (3) In 2015-16, the implementation of the MBIS and MWIS will be carried out by the 110 professional and technical staff of the Mandatory Building Inspection Sections of the BD, and the expenditure to be incurred by the sections is estimated to be \$107 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)085

(Question Serial No. 0423)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The Buildings Department stated that it would continue the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings in 2015-16. Will the authorities inform this Committee when the above study will commence and when it is expected to complete, of the persons or institutions commissioned to carry out the study, and of the expenditure involved?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 21)

Reply:

The Buildings Department has engaged Prudential Surveyors International Limited as consultant to study the latest technological methods in identifying the sources of water seepage in buildings. The study commenced in October 2014 and is expected to be completed in 18 months, with an estimated expenditure of \$4.5 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)086

(Question Serial No. 3179)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding unauthorised building works in existing buildings, the numbers of “unauthorised structures removed and irregularities rectified” and “mandatory building and window inspection” cases increase substantially in 2014 and 2015 due to the redeployment of resources for clearing the backlog of outstanding removal orders. Please inform this Committee:

- (1) of the number of new recruitment posts in the Buildings Department in 2014 following the redeployment of resources, the post to follow-up case ratio and the related expenditure;
- (2) as the Department stated that the substantial increase in the actual and estimated numbers of prosecutions in 2014 and 2015 was due to the stepping-up of enforcement, of the full definition and details of stepping up enforcement; of the reasons for not stepping up enforcement in or before 2013 despite being a law enforcement department;
- (3) as slow progress and low success rate of investigation of water seepage cases in buildings have been reported, of the numbers of cases satisfactorily concluded and cases with investigation underway in the past five years.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 63)

Reply:

- (1) The number of unauthorised structures removed and irregularities rectified increased from 14 972 in 2013 to 22 866 in 2014 as the Buildings Department (BD) deployed more resources for clearing the backlog of outstanding removal orders. The relevant tasks are carried out by the 620 professional and technical staff, 44 of whom were added in 2014-15, in the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD as

part of their overall duties to implement the building safety and maintenance enforcement programmes of the BD. We are not able to provide a breakdown of the manpower resources and expenditure involved solely for handling the cases.

- (2) The BD has all along been taking enforcement action against unauthorised building works (UBWs). Since 2014, the BD has reviewed its job priorities and deployed more resources to clear the backlog of outstanding removal orders, including instigating prosecutions against non-compliant building owners, so as to enhance the effectiveness of enforcement work. The number of prosecutions against failure to comply with removal orders was 2 532 in 2014 and is expected to increase to 3 000 in 2015.
- (3) The BD has set up a Joint Office (JO) with the Food and Environmental Hygiene Department to handle public reports on water seepage in private buildings. The numbers of reports received, reports handled and results of investigation in the past five years are tabulated below -

Number of Cases	2010	2011	2012	2013	2014
Reports received	25 717	23 660	27 353	28 504	27 896
Reports handled ⁽¹⁾	22 971	23 210	24 553	24 856	22 056
• Cases screened out ⁽²⁾	11 051	12 219	13 727	13 062	10 961
• Cases with investigations concluded	11 920	10 991	10 826	11 794	11 095
– Seepage ceased during investigation	4 861	4 703	4 810	4 766	4 146
– Source of water seepage identified	4 737	4 199	4 053	4 692	4 816
– Source of water seepage could not be identified and investigation terminated	2 322	2 089	1 963	2 336	2 133

Note ⁽¹⁾: The figures do not necessarily correspond to the number of reports received in the same year.

Note ⁽²⁾: There are cases such as unjustified cases and withdrawal cases, in which no investigation will be taken by the JO.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)087****(Question Serial No. 1933)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

What were the respective numbers of inspections made, removal operations carried out and prosecutions instigated against unauthorised building works by the Buildings Department in each of the past five years? What was the expenditure involved? What detailed action plans does the authorities have to tackle the problem?

Asked by: Hon TO Kun-sun, James (Member Question No. 37)

Reply:

The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) in response to public reports and through its large scale operation. It does not keep separate statistics on the number of inspections made for UBWs. On BD's enforcement action against UBWs, the numbers of reports from members of the public attended to, removal orders issued and prosecutions against failure to comply with removal orders in the past five years are tabulated as follows -

Year	No. of Reports on UBWs Attended to	No. of Removal Orders Issued⁽¹⁾	No. of Prosecutions⁽¹⁾
2010	28 613	22 903	2 609
2011	38 275	9 176	2 264
2012	44 562	12 292	2 104
2013	44 512	12 005	2 513
2014	41 146	11 816	2 532

Note (1): The figures do not necessarily correspond to the reports on UBWs attended to in the same year.

The enforcement action against UBWs is carried out by the existing resources of 620 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of BD in 2014-15 as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources and expenditure involved solely for the enforcement action against UBWs.

BD will continue to adopt a multi-pronged approach to enhance building safety. In particular, to address the building safety issues related to UBWs, BD will continue its enforcement action against UBWs in response to public reports and through its large scale operation. BD will also continue its public education and publicity campaign to disseminate messages on building safety, including that UBWs should not be carried out, and foster a building safety culture in the community.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)088

(Question Serial No. 1945)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

How many inspections against large unauthorised signboards were made by the Buildings Department in 2014-15? What were the numbers of removal operations carried out and prosecutions instigated? What was the expenditure involved? Please list in detail the actions to be taken by the administration to tackle problems arising from large unauthorised signboards in the future.

Asked by: Hon TO Kun-sun, James (Member Question No. 50)

Reply:

The Buildings Department (BD) takes enforcement action against unauthorised signboards in response to public reports and through its large scale operations. It does not keep separate statistics on the number of inspections made for unauthorised signboards. In 2014, 349 removal orders were issued against unauthorised signboards, 791 unauthorised signboards were removed/validated, and 1 301 dangerous/abandoned signboards were removed/repared. BD also instigated 56 prosecutions against signboard owners for failure to comply with removal orders. The enforcement action against unauthorised signboards is carried out by 37 professional and technical staff of the Signboard Control Unit of BD as part of their overall duties. The expenditure incurred by the Signboard Control Unit is about \$26 million in 2014-15.

In 2015-16, BD will continue to take enforcement action against unauthorised signboards, including removing/repairing dangerous signboards regardless of their sizes. It is estimated that 600 removal orders will be issued, 800 unauthorised signboards will be removed/validated and 1 400 dangerous/abandoned signboards will be removed/repared. BD will also continue to enhance efforts in public education and publicity on building safety. Among them is a large-scale publicity event, namely the Building Safety Week 2015, which was held in mid-March 2015 to raise public awareness of building safety, including issues related to unauthorised signboards.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)089

(Question Serial No. 1115)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding the implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS):

1. The number of buildings planned to be covered by MBIS and MWIS in 2015 is adjusted to 650, far lower than the actual numbers of buildings covered in the past two years. What is the number of target buildings not selected in 2014 as originally planned and what is the number of target buildings selected for the first time in 2015? What are the justifications, criteria and considerations for setting the target of 650 buildings? Is manpower shortage one of the factors for the substantial reduction in target buildings in 2015?
2. In 2013 and 2014, the actual numbers of buildings covered by MBIS were 1 576 and 1 018 respectively, and the actual numbers of buildings covered by MWIS were 3 943 and 1 018 respectively. What are the manpower and expenditure deployed to complete the work in each of the two financial years? Is there any estimated increase in the manpower concerned in 2015? If so, what is the number of the additional staff, and what respective percentages do civil servants and non-civil service contract staff account for?
3. In 2014, a total of 17 537 mandatory building inspection notices were issued, of which 984 had been discharged. What are the causes of the large number of non-compliant notices, are they related to manpower deployment, are there any policies to address the matter; has the department followed up on the remaining 16 500-plus non-compliant notices, how does it do so, what are the details of the follow-up action; in 2015, the estimated number of mandatory building inspection notices issued will decrease by 5 537 as compared with 2014, and the estimated number of notices discharged will increase by 3 116 as compared with 2014, and the estimated numbers of mandatory window inspection notices issued and discharged will increase by 14 057 and 12 036 respectively as compared with 2014. The authorities explained that they would step up enforcement actions against

non-compliant notices in 2015, in this connection, what is the existing manpower for taking enforcement action; will there be an increase in the manpower concerned in 2015; if so, what are the details; if not, what are the reasons for that and how can they ensure that the enforcement work will not be affected by the shortage of manpower; and

4. Overall speaking, regarding issuing mandatory building inspection and window inspection notices and stepping up enforcement against non-compliant notices, what is the change in the proportion of resources deployed in these two aspects of work in 2015 as compared with 2014?

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 12)

Reply:

1. The Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) were fully implemented in June 2012. The planned number of target buildings to be selected in 2014 for implementation of MBIS and MWIS concurrently was 1 000 and the actual number of target buildings selected was 1 018. In 2015, 650 buildings will be selected for implementation of MBIS and MWIS concurrently.

Having regard to the progress of implementation since June 2012 and the general views in the community that the pace of implementation of the two schemes should be slowed down to give more time for building owners to understand the new requirements and get prepared, the Buildings Department (BD) has since 2014 adjusted downwards the number of target buildings to be selected each year for both schemes. This will enable the BD to better deploy its resources to manage the heavy workload arising from the implementation of the schemes while consolidating experience and lessons learnt including exploring possible streamlining measures to improve efficiency of processes. At the same time, with a smaller pool of target buildings undergoing the schemes at a time, the BD and the supporting organisations, namely the Hong Kong Housing Society and the Urban Renewal Authority, will be able to provide more focused support to owners. This is particularly important when owners of many old buildings have yet to acquire the necessary knowledge, skills and experience in organising building maintenance.

2. In 2013, the implementation of MBIS and MWIS was carried out by 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Sections of the BD as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower or expenditure involved solely for the implementation of MBIS and MWIS. As a result of centralisation of MBIS- and MWIS-related work in 2014, since then, the implementation of the two schemes has been solely carried out by the 110 professional and technical staff of the Mandatory

Building Inspection Sections of the BD, comprising 104 civil service posts and 6 non-civil service contract positions. The expenditure incurred by the Mandatory Building Inspection Sections is about \$105 million in 2014-15 and estimated to be \$107 million in 2015-16.

- 3&4. Some of the 17 537 notices issued in 2014 under the MBIS have yet to expire and hence to be discharged. For cases where the notices were not complied with within the specified timeframe, the common reasons for non-compliance as observed by the BD include:
- (a) general lack of acquaintance with the MBIS in the community at this early stage of implementation as revealed by the significant number of public enquiries and requests for briefings received by the BD;
 - (b) owners of many old buildings have yet to acquire the necessary knowledge, skills and experience in organising building maintenance, particularly those without formation of owners' corporations; and
 - (c) great demand for professionals, practitioners and skilled construction workers in the market.

In 2015, the BD will intensify its public education and publicity efforts to enhance public awareness and to enable members of the public to better understand the requirements of the MBIS and MWIS; and, in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority, continue to provide financial and technical assistance to help owners comply with the statutory notices. On the other hand, the BD will step up enforcement actions by issuing warning letters and instigating prosecutions against those building owners who, without reasonable excuse, fail to comply with the statutory notices. The BD may also arrange for the required inspection and necessary repair works to be carried out in owners' default. The cost of the prescribed inspection and repair works, supervision charges and a surcharge not exceeding 20% on the cost due will be recovered from the owners concerned.

In 2015-16, the tasks related to the issuing of mandatory inspection notices and the enforcement action against non-compliant notices, including the instigation of prosecutions, will continue to be handled by the existing resources of 110 professional and technical staff of the Mandatory Building Inspection Sections of the BD as part of their overall duties to implement MBIS and MWIS, and the existing resources of 78 professional and technical staff of the Legal Services Section of the BD as part of their overall duties in handling all prosecutions and disciplinary proceedings arising from the enforcement work of the BD. We are not able to provide a breakdown of the resources involved solely for issuing mandatory inspection notices or taking enforcement action.

CONTROLLING OFFICER'S REPLY

DEVB(PL)090

(Question Serial No. 0395)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

According to the information provided by the authorities on rooftop removal, the actual removal number in 2013 was 600, but the figure dropped sharply to 200 in 2014. In this connection, please inform this Committee:

- (a) of the numbers of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes of buildings targeted for inspection, enforcement and removal in the past three years (2012-13, 2013-14 and 2014-15), set out in a table and grouped under 18 districts;
- (b) given that frontline staff of the Buildings Department responsible for enforcement was working under much pressure due to incidents such as the issue of UBWs in village houses in the past few years, of the respective staff establishment and expenditure for tackling the UBWs on Hong Kong Island, in Kowloon and in the New Territories in the past three years (2012-13, 2013-14 and 2014-15); and whether there is any plan to expand the staff establishment of the above three regions in 2015-16 to cope with the increasingly heavy workload, please provide relevant figures.

Asked by: Hon WONG Kwok-hing (Member Question No. 13)

Reply:

Since 2010, the Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes in an orderly and systematic manner through large scale operations (LSOs). The number of target buildings was adjusted from 600 in 2013 to 200 and 270 in 2014 and 2015 respectively as resources had been redeployed to clear the outstanding removal orders.

Our reply to the question is as follows -

- (a) The LSOs for the removal of UBWs on rooftops, flat roofs, yards and lanes are conducted on a building basis. The numbers and geographical distribution of the target buildings covered by the LSOs from 2012 to 2014 are tabulated below -

District	No. of target buildings		
	2012	2013	2014
Central & Western	42	22	9
Wan Chai	36	28	7
Eastern	34	81	5
Southern	6	19	0
Kowloon City	47	97	50
Kwun Tong	30	14	14
Yau Tsim Mong	59	142	45
Sham Shui Po	36	66	47
Wong Tai Sin	8	23	8
Islands	0	0	0
North	10	12	3
Sai Kung	0	6	0
Sha Tin	0	12	0
Tai Po	6	28	5
Tsuen Wan	12	5	2
Tuen Mun	10	10	0
Yuen Long	5	28	4
Kwai Tsing	9	7	1
Total	350	600	200

- (b) The LSOs for the removal of UBWs on rooftops, flat roofs, yards and lanes are carried out by the existing manpower resources of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources involved solely for the LSOs. The manpower resources and expenditure for implementing BD's building safety and maintenance enforcement programmes in the past three years are tabulated below.

	2012-13	2013-14	2014-15
Number of professional and technical staff	530	576	620
Expenditure for staff cost, departmental expenses and engaging consultants (\$ million)	489	526	522

Additional resources of 18 technical staff on non-civil service contract will be deployed to the two Existing Building Divisions of the BD in 2015-16 to assist in implementing the BD's building safety and maintenance enforcement programmes.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)091****(Question Serial No. 0612)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

It was stated under this Programme that 2 218 sub-divided flats (SDFs) were inspected last year. In this connection, will the authorities inform this Committee:

- (1) among the 2 218 SDFs inspected in 2014, of the number of flats which require immediate rectification due to serious contravention of the relevant provisions under the Buildings Ordinance including those on fire safety; of the distribution of such flats in the 18 districts; of the cumulative number to date of flats against which enforcement actions for immediate rectification have been taken, and the number of such flats with rectification verified; of the staff establishment and expenditure involved in the inspection and rectification; and
- (2) whether the authorities have planned to increase the relevant staff establishment in the current year; if they have, of the details?

Asked by: Hon WONG Kwok-hing (Member Question No. 35)

Reply:

- (1) While BD is still assessing the 2 218 SDFs inspected in 2014, BD has identified 357 sub-divided flats (SDFs) with irregularities of building works which have to be followed up by issuing removal orders up to present. The 357 SDFs are from 14 districts and a breakdown on geographical basis is as follows -

District	No. of SDFs to be issued with removal order
Central and Western	22
Wan Chai	16
Eastern	13
Wong Tai Sin	1
Kwun Tong	12
Yau Tsim Mong	44

District	No. of SDFs to be issued with removal order
Sham Shui Po	73
Kowloon City	127
North	7
Sha Tin	2
Tai Po	5
Tsuen Wan	2
Yuen Long	14
Kwai Tsing	19
Total	357

In 2014, there were 295 SDFs rectified of irregularities. As there is a lapse of time between the inspection and rectification of irregularities of SDFs, SDFs rectified in a year does not necessarily correspond to those inspected in the same year.

The enforcement action against the irregularities of building works associated with SDFs is carried out by 378 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources involved solely for carrying out enforcement action against the irregularities of building works associated with SDFs.

- (2) Additional resources of 18 non-civil service contract technical staff will be deployed to the two Existing Buildings Divisions of BD in 2015-16 to assist in implementing BD's building safety and maintenance enforcement programmes, including taking enforcement action against the irregularities of building works associated with SDFs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)092****(Question Serial No. 3096)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

In the Programme, the authorities stated that they had instigated 2 532 prosecutions against failure to comply regarding unauthorised building works (UBWs) in existing buildings. Will the authorities inform this Committee:

- (1) regarding the 2 532 prosecution cases, of the number of financial years involved, the numbers of prosecuted cases concluded and not yet concluded, the numbers of cases convicted and dismissed, and the highest penalty imposed;
- (2) of the divisions responsible for handling the above prosecutions, their staff establishment and expenditure in the past three years (2012-13, 2013-14 and 2014-15); and
- (3) whether there are any plans to recruit additional staff in the estimate for 2015-16; if so, of the number of additional staff, the posts and the expenditure involved?

Asked by: Hon WONG Kwok-hing (Member Question No. 11)

Reply:

- (1) The 2 532 prosecutions against failure to comply with removal orders on unauthorised building works (UBWs) were all instigated in 2014. The status of these prosecutions up to end February 2015 is as follows -

No. of prosecutions instigated in 2014	No. of prosecutions completed		Maximum Fine for convicted cases	No. of prosecutions still in progress
	Convicted	Withdrawn/ Acquitted		
2 532	1 467	174	\$100,000	891

- (2) The prosecutions are handled by 46 professional and technical staff of the Prosecution Unit of the Buildings Department (BD) as part of their overall duties in dealing with all prosecutions and disciplinary proceedings arising from the enforcement work of BD. We are not able to provide a breakdown of the manpower and expenditure solely for handling prosecutions against UBWs. The staff establishment and expenditure of the Prosecution Unit in the past three years are as follows -

Financial year	No. of professional staff	No. of technical staff	Expenditure (\$M)
2012-13	16	33	33.2
2013-14	16	26	33.9
2014-15	17	29	42.3

- (3) There is no plan to create additional posts for the Prosecution Unit in 2015-16.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)093

(Question Serial No. 2610)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

As stated in the Programme, regarding the fire safety improvement directions (FSIDns) issued to specified commercial buildings, "many directions issued with relatively simple requirements have been discharged gradually and difficult cases particularly those involving improvement works in the common parts of buildings are accumulating". Please inform this Committee of the measures to handle this type of cases and to help owners comply with the FSIDns in 2015-16, and the expenditure involved.

Asked by: Hon WU Chi-wai (Member Question No. 5)

Reply:

In 2015-16, the Buildings Department (BD) will continue to take measures to encourage and render assistance to building owners in complying with fire safety improvement directions (FSIDns). These measures include -

- (a) working with the Home Affairs Department to assist building owners to form owners' corporations;
- (b) offering technical advice through meetings with the building owners and their appointed consultants;
- (c) carrying out joint inspections with building owners' appointed consultants to explore possible ways to overcome site constraints hindering compliance with FSIDns;
- (d) providing financial assistance to eligible building owners through the Building Safety Loan Scheme; and
- (e) enhancing public awareness of the importance of fire safety in old buildings through seminars and activities organised by District Fire Safety Committees and other organisations.

In addition, BD will also step up enforcement action, including instigating prosecution, against building owners who fail to comply with FSIDns without reasonable excuse.

In 2015-16, BD's Fire Safety Section, comprising 126 professional, technical and clerical staff, will handle outstanding FSIDns, including rendering assistance to building owners, as part of their overall duties. We are not able to provide a breakdown of the expenditure deployed solely for the work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)094

(Question Serial No. 2611)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

As regards the indicator of fire safety directions (FSDns) issued to composite buildings by the Buildings Department, please inform this Committee of the causes of the noticeable difference between the number of FSDns issued and the number of FSDns discharged in the past two years; and of the measures to help owners of the composite buildings comply with the FSDns in 2015-16 and the expenditure involved.

Asked by: Hon WU Chi-wai (Member Question No. 6)

Reply:

The Fire Safety (Buildings) Ordinance (Cap. 572), which came into operation on 1 July 2007, stipulates that the fire safety of composite and domestic buildings constructed on or before 1 March 1987 should be enhanced to better meet present-day requirements. The Fire Services Department (FSD) and the Buildings Department (BD) will issue Fire Safety Directions (FSDns) to building owners and/or occupiers with regard to fire service installations and fire safety constructions in those buildings, with a view to enhancing their basic fire protection measures. BD is the enforcement department for fire safety measures on the planning, design and construction of buildings, while the regulation of fire service installations and equipment falls under the purview of FSD.

During BD's enforcement, some building owners have expressed difficulties in completing the fire safety improvement works and complying with the FSDns within the specified timeframe. The main reasons quoted by building owners include -

- (a) they need more time to form owners' corporations (OCs) to co-ordinate the fire safety improvement works in the common parts of the buildings;
- (b) the fire safety improvement works are carried out with other building maintenance works in one go and the completion of the former is affected by the progress of the latter; and
- (c) they need more time to prepare alternative proposals for the fire safety improvement works to overcome practical difficulties.

In 2015-16, the BD will continue to take measures to encourage and render assistance to building owners in complying with FSDns. These measures include -

- (a) working with the Home Affairs Department to assist building owners to form OCs;
- (b) offering technical advice through meetings with the building owners and their appointed consultants;
- (c) in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority, providing technical and financial assistance to eligible building owners; and
- (d) enhancing public awareness of the importance of fire safety in old buildings through seminars and activities organised by District Fire Safety Committees and other organisations.

In 2015-16, the 126 professional, technical and clerical staff of BD's Fire Safety Section will render assistance to building owners in complying with FSDns as part of their overall duties in implementing the Fire Safety (Commercial Premises) Ordinance and the Fire Safety (Buildings) Ordinance. We are therefore not able to provide a breakdown of the expenditure deployed solely for the work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)095

(Question Serial No. 2615)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding the Joint Office for Investigation of Water Seepage Complaints (JO) established by the Department and the Food and Environmental Hygiene Department, please inform this Committee:

- (1) of the JO's statistics on the numbers of water seepage complaints received, cases handled, cases with the source of seepage identified and applications to the court for entry warrants in each of the past three years;
- (2) of the general follow-up work for cases where the source of seepage cannot be identified;
- (3) of the number of prosecutions instigated by the JO against owners connected with the source of seepage under the relevant provisions of the Public Health and Municipal Services Ordinance and the number of convictions last year;
- (4) of the staff establishment and operational expenses of the JO in each of the past three years;
- (5) given that the operation of the JO will be made permanent as mentioned in the Programme, of the details of the operation, including the estimated manpower and expenditure required; and
- (6) of the percentage of the expenditure of the JO spent on equipment for checking the source of seepage since its establishment; and the estimated expenditure in the past three years for procurement of new equipment to increase the chance of successfully identifying the source of seepage.

Asked by: Hon WU Chi-wai (Member Question No. 10)

Reply:

- (1) The statistics on water seepage reports received by the Joint Office (JO), reports handled, cases with source of water seepage identified and entry warrants granted by the Court in the past three years are tabulated below –

Number of Cases	2012	2013	2014
Reports received	27 353	28 504	27 896
Reports handled ⁽¹⁾	24 553	24 856	22 056
• Cases screened out ⁽²⁾	13 727	13 062	10 961
• Cases with investigations concluded	10 826	11 794	11 095
Cases with source identified ⁽¹⁾	4 053	4 692	4 816
Entry warrants granted by the Court ⁽¹⁾	101	64	74

Note ⁽¹⁾: The figures do not necessarily correspond to the number of reports received in the same year.

Note ⁽²⁾: There are cases such as unjustified cases and withdrawn cases, for which no investigation will be made by the JO.

- (2) For cases where the source of water seepage cannot be ascertained, JO will notify the informants and keep the investigation information for reference. The informant may contact JO should the seepage condition deteriorate or when there is new information which may be useful for the investigation.
- (3) In 2014, JO instigated 88 prosecutions against building owners connected with sources of water seepage under the Public Health and Municipal Services Ordinance and there were 60 convictions. As there is a lapse of time between instigation of prosecution and adjudication by the court, the number of convictions may not necessarily correspond to that of the prosecutions instigated in the same year.

- (4) & (5) The staff establishment and the expenditures of the Buildings Department for the operation of the JO in the past three years are tabulated below -

	2012-13	2013-14	2014-15
Number of professional and technical staff	64	64	64
Staff costs and departmental expenses (\$ million)	21	23	28 ⁽¹⁾ (estimated)
Expenditure for engaging outsourced consultants (\$ million)	23	24	26 (estimated)

Note ⁽¹⁾: Increase due to conversion of 17 non-civil service contract (NCSC) positions to civil service posts is included.

With the operation of JO made permanent in April 2014, some of the NCSC positions in JO have been and will be converted into civil service posts. However, such conversion will not affect JO's function in handling reports on water seepage.

- (6) JO's consultant may make use of different methods and equipment in the investigation of the source of water seepage as part of its service. We are not able to provide breakdown of the expenditure spent solely on equipment. JO will continue to explore more effective investigation methods in identifying the source of water seepage in buildings. A consultant has also been engaged to study the latest technological methods. The study commenced in October 2014 and is expected to be completed in 18 months.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)096

(Question Serial No. 2636)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding “continue the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings” stated under the Programme, what are the expenditures and manpower involved, what is the progress, when is the study expected to complete? What are the staff establishment by rank and the total expenditures of the Buildings Department (BD) in the past three years in connection with the work of investigating sources of water seepage at present? Has the BD adopted any new technologies in recent years to improve the success rate of investigation, if so, what are the details?

Asked by: Hon WU Chi-wai (Member Question No. 31)

Reply:

The Buildings Department (BD) has engaged a consultant to study the latest technological methods for identifying the sources of water seepage in buildings. The study commenced in October 2014 and is expected to be completed in 18 months, with an estimated expenditure of \$4.5 million. The Joint Office (JO) set up together with the Food and Environmental Hygiene Department to handle reports on water seepage is responsible for the work relating to planning and monitoring of the study. The work is absorbed by the existing resources of the JO as part of the overall duties in handling reports on water seepage, and hence we are not able to provide a breakdown of the manpower and the staff costs involved solely with the work.

The staff establishment and expenditures of BD for the operation of JO in the past three years are tabulated below -

	2012-13	2013-14	2014-15
Number of professional and technical staff	64	64	64
Staff costs and departmental expenses (\$ million)	21	23	28 ⁽¹⁾ (estimated)
Expenditures for engaging outsourced consultants (\$ million)	23	24	26 (estimated)

Note ⁽¹⁾: Increase due to conversion of 17 non-civil service contract positions to civil service posts is included.

BD keeps abreast of the latest technologies with a view to exploring more effective investigation methods in identifying the sources of water seepage in buildings. In recent years, the JO has already employed new equipment such as infrared camera and microwave tomography scanning device on a trial basis to facilitate identification of the sources of water seepage in complicated cases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)097

(Question Serial No. 2651)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding “continue the joint benchmarking exercise with the industry on the quality of submission of plans to facilitate their preparation of plans for early approval”, what are the work details and the estimated time of completion? After the completion of the benchmarking exercise, what impact does the Buildings Department expect it will have on the time of plan approval?

Asked by: Hon WU Chi-wai (Member Question No. 46)

Reply:

In July 2014, the Buildings Department (BD) set up a working group (WG) comprising representatives from professional institutions and other stakeholder associations of the building industry to conduct a joint benchmarking exercise on the quality of plans, with a view to facilitating the preparation of plans by authorized persons, registered structural engineers and registered geotechnical engineers for early approval. Under the WG, sub-working groups have been formed to develop comprehensive checklists on fundamental items to facilitate preparation of different types of submissions such as general building plans, foundation plans and superstructure plans. The WG's recommendations will be discussed in BD's established consultative committees, namely the Building Sub-committee of the Land and Development Advisory Committee and the Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee. It is estimated that the exercise will be completed in the second half of 2015.

We expect that the exercise will be conducive to the improvement in the quality of plan submissions, thereby reducing the plan processing time and enhancing the efficiency and competitive edge of the building industry.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)098

(Question Serial No. 0149)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): Not Specified
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (C K HON)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2015-16 under this programme, the Government has indicated that it will continue with the design of the advance works and first stage works for the Kwu Tung North and Fanling North New Development Areas. Will the Government inform this Committee of:

- (1) the estimated operational expenditure involved for the above matters in 2015-16?
- (2) the responsible establishment and the estimated annual total emoluments for the above matters in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 24)

Reply:

Operational expenditure involved for taking forward the Kwu Tung North and Fanling North New Development Areas (NDAs) in 2015-16 involves mainly personal emoluments of in-house staff working on the project, including management of the design and site investigation of the advance works and first stage works for the NDAs for which funding has been approved. In the Civil Engineering and Development Department, 12 in-house professional staff are involved in managing the design of the advance works and first stage works for the NDAs. The estimated overall personal emoluments of these staff in 2015-16 are about \$12.4 million. In addition, there are officers at senior management levels overseeing these projects among other projects, as well as technical and clerical staff involved in providing support to the projects. There is no separate breakdown for the personal emoluments of such staff involved solely in the work on the NDAs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)099

(Question Serial No. 1002)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): Not Specified
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (C K HON)
Director of Bureau: Secretary for Development

Question:

Regarding the commencement of planning and works for North East New Territories, Hung Shui Kiu and Yuen Long south, please advise:

- (a) What are the figures of agricultural land, active agricultural land and livestock farms affected by the planning and works for North East New Territories, Hung Shui Kiu and Yuen Long south respectively? What is the area of agricultural land newly created for this purpose?
- (b) What are the Government's expenditure and manpower establishment for the consultation and studies for the above planning in 2014-15?

Asked by: Hon HO Chun-yin, Steven (Member Question No. 19)

Reply:

- (a) In July 2013, the Government announced the final plans for the Kwu Tung North (KTN) New Development Areas (NDA) and Fanling North (FLN) NDA, and its decision to take out the proposed Ping Che/Ta Kwu Ling NDA from the North East New Territories NDA project for further examination together with other areas in New Territories North. The final plans for the KTN and FLN NDAs will affect about 28 hectares (ha) active agricultural land and one livestock farm. On the other hand, about 95 ha of land has been zoned "Other Specified Uses(Nature Park)" and "Agriculture" which include the 37.5 ha Long Valley Nature Park for maintaining the existing wet agricultural activities that have created the present high ecological value of the area and 45.9 ha of agricultural land to its north and south as well as another 12.5 ha of agricultural land at Fu Tei Au. In addition, about 128 ha of land has been zoned "Green Belt" in which the practice of agricultural activities is always permitted.

As regards the situation for the Hung Shui Kiu (HSK) NDA and the Yuen Long South Potential Development Area (YLS PDA), the relevant studies are still on-going and we are hence unable to provide the information requested.

- (b) The expenditure and manpower deployed by the Civil Engineering and Development Department (CEDD) in 2014-15 are set out below -

	Project expenditure (\$ M)	No. of CEDD professional staff solely involved with the project
KTN and FLN NDAs	9.6	11
HSK NDA	9.3	2
YLS PDA	10.1	1

Note: Project expenditure includes consultants' fees and costs of surveys and ground investigation works. There are also officers at senior management level who oversee the projects and technical and clerical staff involved in providing support as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)100

(Question Serial No. 3264)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): Not Specified
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (C K HON)
Director of Bureau: Secretary for Development

Question:

Regarding the planning to be continued and the design to be commenced for the advance works and first stage works for the North East New Territories (NENT) New Development Areas (NDAs), will the Government consult the local villagers? What is the working timetable and details concerned? Will the government reserve expenditure on the litigation against the impact of the works on the villagers?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 68)

Reply:

With respect to the advance works and first stage works of the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs), we continue to maintain dialogue with the local villagers and will liaise with them on the design and ground investigation works for the NDAs as necessary. No funding provision has been reserved by this Department for any legal proceeding in connection with the implementation of the NDAs. We will work with the Department of Justice as necessary should there be any legal proceeding so arising.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)101****(Question Serial No. 2738)**

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): Not Specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2015-16, it is mentioned that the infrastructure projects in Lok Wo Sha, Fo Tan, Sha Tin and Tseung Kwan O will be continued. Please list out the detailed information on the expenditure involved, works commencement date, scope of works, project items, etc.

Asked by: Hon QUAT Elizabeth (Member Question No. 67)

Reply:

Detailed information on the projects is set out in the table below -

PWP item no. and Project title	Works Scope	Areas in which expenditure to be spent in 2015-16	Works commencement date	Source of funding	Expenditure in 2015-16 (\$M)
7756CL - Ma On Shan development - roads, drainage and sewerage works at Whitehead and Lok Wo Sha, phase 2	Road widening works, construction of footbridge, sewage pumping station and sewers together with ancillary works	Consultants' fees, construction cost and resident site staff cost	Construction works are scheduled to commence in June 2015	7100CX	0.3
				7756CL	31.8

PWP item no. and Project title	Works Scope	Areas in which expenditure to be spent in 2015-16	Works commencement date	Source of funding	Expenditure in 2015-16 (\$M)
B757CL - Roads and Drains in Area 16 and Area 58D, Sha Tin	Road widening and realignment works together with ancillary works	Consultants' fees, construction cost and resident site staff cost	Subject to Finance Committee's funding approval, the construction works are scheduled to commence in end 2015	B100HX	1.0
				B757CL	2.0
7394CL - Sha Tin New Town - stage II : servicing and extension of Pai Tau Village in area 6A	Site formation and ancillary works	Consultants' fees and site investigation works	Subject to the outcome of public consultation and Finance Committee's funding approval, construction works are scheduled to commence in 2016	7394CL	3.1
7458CL - Sha Tin New Town, Stage 2 - Construction of Road T3	Road works construction, provision of footpaths and noise barriers together with ancillary works	Consultants' fees, construction cost and resident site staff cost	Most works commenced in March 2003 and have largely been completed. The remaining works, namely construction of a new slip road, commenced in January 2014 for completion in mid-2015.	7458CL	17.0

PWP item no. and Project title	Works Scope	Areas in which expenditure to be spent in 2015-16	Works commencement date	Source of funding	Expenditure in 2015-16 (\$M)
7160TB - Footbridge across Po Yap Road linking Tseung Kwan O Area 55 and Area 65	Footbridge construction together with ancillary works	Consultants' fees, construction cost and resident site staff cost	Construction works commenced in June 2014	7160TB	31.9

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)102

(Question Serial No. 2613)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): Not Specified
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (C K HON)
Director of Bureau: Secretary for Development

Question:

Regarding “the continuation of the “detailed design for the development of Anderson Road Quarry site”, what are the present progress of various development projects including road improvement works and the pedestrian linkage system, the anticipated time for gazetting individual project and the relevant procedures? What will the funding application be expected to be submitted to the Legislative Council for the projects at the earliest?

Asked by: Hon WU Chi-wai (Member Question No. 8)

Reply:

Design for the development of Anderson Road Quarry site covers three major components: (a) Site Formation and Infrastructural Works (“SF&I”); (b) Pedestrian Connectivity Works (“PC”); and (c) Off-site Road Improvement Works (“RIW”), and is in progress.

For the first two components, i.e. SF&I and PC, they will be gazetted under the relevant ordinances for road works and sewerage works in mid-2015. As for RIW, the proposed works will be gazetted under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) in end-2015 upon completion of environmental impact assessment. We will proceed in phases with the funding applications after the respective statutory authorisations.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)103

(Question Serial No. 2614)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): Not Specified
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (C K HON)
Director of Bureau: Secretary for Development

Question:

What is the progress of the development of ex-Cha Kwo Ling Kaoline Mine Site? What was the total number of public consultation forums held for the development? In light of some citizens' concern about the impact of the development on the community environment, how will the Government adjust the design so as to reduce the impact on the community environment?

Asked by: Hon WU Chi-wai (Member Question No. 9)

Reply:

The statutory planning process under the Town Planning Ordinance for the rezoning proposal for the development of ex-Cha Kwo Ling Kaolin Mine Site (the proposed development) is underway. The exhibition period for public inspection of the draft Outline Zoning Plans ended on 23 February 2015. The Town Planning Board will consider the representations received. As for the infrastructure project to support the proposed development, we are preparing for gazettal of the road works under the Roads (Works, Use and Compensation) Ordinance.

Since September 2014, we have attended a total of seven forums (including meetings and a site visit) for consultation on the infrastructure project with local representatives, interested members of the Legislative Council, Kwun Tong District Council (KTDC) and the Traffic and Transport Committee of KTDC. Regarding the concerns raised by some citizens about the impact of the proposed development on the community environment, according to the technical assessments conducted, the proposed development would not cause unacceptable adverse impacts on traffic, the environment or infrastructure with the implementation of appropriate mitigation measures including improvement of the existing road junctions in the vicinity. We will continue to explain in detail to the local community the impact assessment results and the improvement measures that will be carried out.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)104

(Question Serial No. 1679)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

1. How many lease modification (non-small house cases) applications were received in total in 2013 and 2014? How many residential units will be built respectively?
2. For the applications received under Question 1, how many offers of provisional basic terms (without premium), letters of rejection and letters indicating in-principle agreement were issued eventually?
3. For the applications received under Question 1, how many legal documents involving lease modification were issued for execution eventually? How many residential units will be built respectively?

Asked by: Hon CHAN Hak-kan (Member Question No. 28)

Reply:

1. The Lands Department received a total number of 296 valid lease modification (non-small house cases) applications from 1 January 2013 to 31 December 2014. Out of those, 92 cases were in respect of residential developments involving a total estimated net increase of 823 residential units based on information provided in the applications.
2. As at the end of February 2015, out of the 296 applications, 164 cases had been issued provisional basic terms offers (without premium), eight cases had been rejected and three cases had been agreed in-principle subject to the resolution of specified major issues and/or statutory procedures.
3. As at the end of February 2015, out of the 296 applications, legal documents had been issued and executed in 129 cases, including an estimated net increase of 32 residential units.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)105****(Question Serial No. 1680)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The sites let by direct grant of short term tenancies in 2013 and 2014 involved an area of 32.7 hectares (ha) and 26.58 ha respectively. Will the Government inform this Committee:

1. of the location, area, land use, term of tenancy and tenants of the sites;
2. why were the sites let by direct grant of tenancies instead of open tender?

Asked by: Hon CHAN Hak-kan (Member Question No. 29)

Reply:

1. The location and area of short term tenancies (STTs) let by direct grant in 2013 and 2014 are as follows:

Location	Area of STT Sites (hectares)	
	2013	2014
Hong Kong East	0.04	0.44
Hong Kong West & South	0.54	0.16
Kowloon East	9.70	1.76
Kowloon West	10.37	6.30
Islands	0.90	4.43
North	1.20	1.70
Sai Kung	0.75	1.02
Sha Tin	1.80	2.94
Tuen Mun	4.39	1.07
Tai Po	0.49	0.88

Location	Area of STT Sites (hectares)	
	2013	2014
Tsuen Wan & Kwai Tsing	1.42	0.99
Yuen Long	1.06	4.72
Sites in relation to railway development projects	0.04	0.17
Total	32.70	26.58

The users of the above direct grant STTs mainly include private garden, boatyard, electricity substation, pumphouse, bus depot, works areas/sites for railway projects, public rental housing/Home Ownership Scheme and religious/community/non-profit making uses. Tenants of these STTs include mainly non-governmental organisations, utility companies, the MTR Corporation Ltd., the Housing Authority and lot owners of adjoining private land. Depending on the individual circumstances of the case, including the long-term development programme, if any, of the site, the initial term of direct grant STTs is normally less than five years.

2. In general, sites with general commercial interest and available for temporary use are let at full market rent by way of tender unless the relevant policy bureau gives policy support to directly grant a site to a particular organisation. Direct grant of tenancies may also be considered for those sites of no general commercial interest or are incapable of separate alienation, and where there is no foreseeable public use for the government land concerned.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)106

(Question Serial No. 1681)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding the allocation of land to government departments on a temporary basis, will the Government inform this Committee:

1. How many hectares (ha) of government land have been allocated to government departments? Please provide details of the land with an area of over one ha and which has been used for over one year, broken down by area, location, user department, land use before allocation, current land use, number of years the land has been used and the year in which the land is expected to be returned.
2. It is estimated that 40.27 ha of land will be allocated to government departments in 2015. Please provide details of the land with an area of over one ha broken down by area, location, user department, land use before allocation, expected land use and the year in which the land is expected to be returned.

Asked by: Hon CHAN Hak-kan (Member Question No. 30)

Reply:

1. The areas of temporary government land allocations (TGLAs) granted in 2012, 2013 and 2014 are 69.5 hectares (ha), 83.1 ha and 66.9 ha respectively. There are some 50 TGLAs with a site area more than one ha allocated to various government departments between 2012 and 2014. Those TGLAs are mainly granted to the Civil Engineering and Development Department (CEDD) and Highways Department (HyD) for purposes such as works areas and works sites, and are mainly located in Sha Tin, Kowloon West, Kowloon East and Hong Kong West & South. The terms of the allocation vary from two to six years generally depending on the nature and requirements of the government project or use as well as the long-term development programme of the site if applicable. For those work sites which are required for government projects, such as those for construction of roads or highways, they are in fact allocated for implementation of the permanent use and the sites concerned would normally become part of the infrastructure upon expiry of the land allocation.

2. It is estimated that around 40 ha of land will be allocated by way of TGLA in 2015 and eight proposed allocations will have areas exceeding one ha. Those TGLAs are mainly proposed to be granted to CEDD and HyD for purposes such as works areas and works sites, and are mainly located in Tsuen Wan & Kwai Tsing, Kowloon West and Hong Kong East. The proposed allocation periods vary from two to six years depending on the nature and requirements of the government projects.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)107****(Question Serial No. 1682)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Provision for 2015-16 under Programme (1) is \$47 million (2.9%) higher than the revised estimate for the last financial year. One of the main reasons for this is a net increase of 14 posts. What are the main duties of these posts?

Asked by: Hon CHAN Hak-kan (Member Question No. 31)

Reply:

In 2015-16, there will be a net increase of 14 posts in Programme 1. The composition and duties of additional posts are set out below:

Rank	Additional Posts*
Senior Estate Surveyor	3
Estate Surveyor	7
Senior Survey Officer (Estate)	1
Survey Officer/Survey Officer Trainee (Estate)	12
Senior Land Executive	1
Land Executive	7
Land Inspector I	1
Land Inspector II	3
Assistant Clerical Officer	2
Total	37*

* The creation of 37 posts as set out above will be partly offset by the deletion of 23 posts having regard to prevailing operational needs. The net increase is therefore 14 posts.

The 37 posts to be created will be deployed to support land supply and site production for housing and other developments, implementation of the Pilot Scheme for Arbitration on Land Premium, lease enforcement, and general land administration.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)108

(Question Serial No. 1699)

Head: (91) Lands Department
Subhead (No. & title): (000) Operational expenses
Programme: (-) Not Specified
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

It is estimated by the Lands Department on page 697 under Head 91 that the expenses for hire of services and professional fees will increase substantially in 2015-16. What are the reasons for it?

Asked by: Hon CHAN Hak-kan (Member Question No. 48)

Reply:

The increase from \$73.552 million in the revised estimate for 2014-15 to \$105.103 million in 2015-16 is mainly due to the additional provision of \$20 million for engaging outside experts to provide professional advice on specific issues of dispute in individual cases under the Pilot Scheme for Arbitration on Land Premium.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)109

(Question Serial No. 3084)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Of the residential sites disposed of in the past five years, are there any provisions on the time limit for superstructure development in the land leases? If yes, what are these provisions in general? Have they been violated by any developers or land owners over the past three years?

Asked by: Hon CHAN Kam-lam (Member Question No. 48)

Reply:

As a general practice, a Building Covenant (BC) clause is incorporated into the land leases of residential sites. Under the BC clause, the developer is required to complete the construction of the minimum gross floor area specified in the lease conditions and obtain an occupation permit from the Building Authority within the BC period imposed in the lease conditions. In general, the BC period depends on the scale and complexity of the development permitted under the lease conditions. For those residential sites sold in the years from 2010-11 to 2014-15, the BC period ranges from 48 months to 100 months. During the period from 2012 to 2014, three residential sites sold before 2012-13 did not comply with the BC period under lease. Approvals of extension were given upon full justifications given for the delay and payment of premium.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)110****(Question Serial No. 2067)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown of the area of land granted by way of short term tenancy (STT) by district in the past five years.

Area of land granted by way of STT (square metre)

District Council district	2010	2011	2012	2013	2014
Central and Western					
Eastern					
Wan Chai					
Southern					
Yau Tsim Mong					
Kowloon City					
Wong Tai Sin					
Sham Shui Po					
Kwun Tong					
Sai Kung					
Kwai Tsing					
Tsuen Wan					
Islands					
Sha Tin					
Tai Po					
Tuen Mun					
Yuen Long					
North					

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 625)

Reply:

The area of land covered by short term tenancies (STTs) issued in 2012, 2013 and 2014 by district is tabulated below:

	Area of land (hectares) covered by STTs issued during the year		
	2012	2013	2014
Hong Kong East	1.44	1.27	0.88
Hong Kong West & South	0.85	4.25	4.08
Kowloon East	9.09	13.13	7.29
Kowloon West	15.32	12.40	7.92
Islands	46.81	6.42	5.00
North	4.28	6.32	3.64
Sai Kung	2.23	4.84	3.27
Sha Tin	3.12	4.66	17.51
Tuen Mun	3.75	6.13	1.07
Tai Po	5.37	4.17	0.88
Tsuen Wan & Kwai Tsing	21.64	10.19	7.28
Yuen Long	12.89	1.12	5.01
Sites for railway development projects	12.35	0.04	0.17
Total	139.14	74.94	64.00

As the figures for 2010 and 2011 are not readily available, we can only provide the figures for the past three years.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)111****(Question Serial No. 2072)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

- (1) the number of Certificates of Compliance (CCs) for small houses issued by the Government, the number of cases in which removal of alienation restrictions (ARs) was approved, and the total amount of premium collected for the removal of ARs under different types of small house grant (namely building licence, land exchange, village expansion area scheme under private treaty grant and other private treaty grants) in each of the past five years using the table below:

Building licence

Financial year	Number of CCs	Number of approved cases for removal of ARs	Total amount of premium collected for the removal of ARs (\$ million)
2010-11			
2011-12			
2012-13			
2013-14			
2014-15			

Land exchange

Financial year	Number of CCs	Number of approved cases for removal of ARs	Total amount of premium collected for the removal of ARs (\$ million)
2010-11			
2011-12			
2012-13			
2013-14			
2014-15			

Village expansion area scheme under private treaty grant

Financial year	Number of CCs	Number of approved cases for removal of ARs	Total amount of premium collected for the removal of ARs (\$ million)
2010-11			
2011-12			
2012-13			
2013-14			
2014-15			

Other private treaty grants

Financial year	Number of CCs	Number of approved cases for removal of ARs	Total amount of premium collected for the removal of ARs (\$ million)
2010-11			
2011-12			
2012-13			
2013-14			
2014-15			

- (2) the way taken by the Lands Department (Lands D) in assessing the premium payable for removing ARs in cases of small house grants under building licence or land exchange using the table below:

Annual rate adopted by Lands D	Time elapsed between the dates of issuance of CCs and application for removal of ARs				
	0	1	2	3	4

- (3) the number of applications for removal of ARs in cases of small house grants under building licence or land exchange over the past five years broken down by the time elapsed between the dates of issuance of CCs and application for removal of ARs (i.e. zero year, one year, two years, three years and four years); and
- (4) whether the Government will make permanent the ARs for small houses developed under building licence/land exchange as a uniform arrangement as that under private treaty grant? If no, what are the reasons?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 751)

Reply:

- (1) The Lands Department (Lands D) has not categorised the Certificates of Compliance (CCs) issued by the Government, the approved cases for removal of restriction on alienation, and the amount of premium collected for the removal of restriction on alienation according to the various types of grants for small house developments. The total numbers of CCs and approved cases for removal of restriction on alienation, and the total amount of premium collected for removal of restriction on alienation in the past five years are set out below:

Year	Number of CCs issued	Number of approved cases for removal of restriction on alienation	Total amount of premium collected for removal of restriction on alienation (\$ million)
2010	973	454	394
2011	812	493	519
2012	1 089	404	513
2013	1 151	485	597
2014	1 066	577	829
Total	5 091	2 413	2,852

Note: The “approved cases for removal of restriction on alienation” in a particular year does not necessarily imply that the relevant CCs were issued in the same year. The CCs for some cases might be issued in earlier years. The “total amount of additional premium collected in respect of removal of restriction on alienation” in a particular year corresponds to the “approved cases for removal of restriction on alienation” in the same year.

- (2) The premium payable for removal of restriction on alienation is equivalent to an amount based on the difference between the full market values of the lot before and after the restriction is removed, both values as at the date of the application to Lands D for such consent.
- (3) Lands D has not categorised applications for removal of restriction on alienation according to the time since the issue of CCs.
- (4) A small house built on government land under a private treaty grant at concessionary premium will be subject to a perpetual non-assignment restriction. A free building licence covers a small house built on the applicant’s own private land. Taking into account private property rights, Lands D considers that the five-year non-assignment restriction in a free building licence is reasonable and has no plan to revise the existing practice.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)112****(Question Serial No. 2081)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications were made for change in land use that involved payment of premium? Please advise in detail of the original land use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 111)

Reply:

The Lands Department received a total number of 128 valid applications in the past five years from 1 April 2010 up to the end of February 2015 for lease modification or land exchange involving change of the permitted use in the lease and assessment of premium. Out of them, 21 cases had been approved and executed, 21 cases withdrawn, five cases rejected, and 81 cases were under processing as at the end of February 2015. Details of the executed cases are as follows:

Item	Execution date of land document	Original permitted use in the lease ^{Note}	Lot number & Location	Permitted use after the land transaction ^{Note} [Permitted maximum gross floor area (square metres) after the land transaction]	Land premium (\$)	Approx. site area (square metres)
1	12 August 2011	Agricultural	Lot 1927 in DD 107 Sha Po, Kam Tin, Yuen Long	Non-industrial (excluding godown, office, hotel and petrol filling station) [219 765]	7,021,310,000	175 977

Item	Execution date of land document	Original permitted use in the lease Note	Lot number & Location	Permitted use after the land transaction Note [Permitted maximum gross floor area (square metres) after the land transaction]	Land premium (\$)	Approx. site area (square metres)
2	26 September 2011	Industrial and/or godown	KTIL 526 135-137 Hoi Bun Road, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home) [19 203]	386,500,000	1 533
3	9 November 2011	Industrial and/or godown	KIL 9673 18 Chi Kiang Street, To Kwa Wan	Non-industrial (excluding godown, hotel, petrol filling station) [4 314]	199,390,000	479
4	28 November 2011	Agricultural and building	YLTL 526 Tai Kei Leng, Yuen Long	Residential [120 750]	414,120,000	34 500
5	10 February 2012	Agricultural	FSSTL 249 Junction of Lok Yip Road and On Chuen Street, On Lok Tsuen, Fanling	Industrial and/or godown [4 368]	30,610,000	874
6	11 September 2012	Agricultural	Lot 1868 in DD Cheung Chau Wo Shun Lane, Cheung Chau	Residential [2 166]	41,360,000	1 610
7	25 October 2012	Factory for the manufacture of wearing apparel, hats and gloves or embroidery and industrial and/or godown	KTIL 758 52, 54, and 56 Tsun Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home) [34 482]	1,027,440,000	2 787

Item	Execution date of land document	Original permitted use in the lease Note	Lot number & Location	Permitted use after the land transaction Note [Permitted maximum gross floor area (square metres) after the land transaction]	Land premium (\$)	Approx. site area (square metres)
8	20 December 2012	Industrial and godown	NKIL 4899 2 Ng Fong Street, San Po Kong	Non-residential (excluding hotel, petrol filling station and residential care home) [29 200]	483,010,000	2 358
9	7 February 2013	Agricultural and building	FSSTL 252 Junction of Lok Yip Road and On Kui Street, On Lok Tsuen, Fanling	Industrial and/or godown [3 830]	31,730,000	766
10	22 February 2013	Industrial and/or godown	NKIL 5559 17 Cheung Shun Street, Cheung Sha Wan	Non-residential (excluding hotel, petrol filling station and residential care home) [17 649]	418,180,000	1 403
11	16 May 2013	Industrial or godown or both	KTIL 759 180 Wai Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home) [44 520]	1,955,820,000	3 710
12	16 May 2013	Industrial and/or godown	KCTL 193 25 Kin Hong Street, 26-34 Kin Chuen Street and 659 Castle Peak Road Kwai Chung, Kwai Chung	Hotel [22 065]	414,890,000	2 323
13	27 June 2013	Industrial or godown or both	KTIL 505 sA 97 How Ming Street, Kwun Tong	Hotel [11 148]	167,930,000	929

Item	Execution date of land document	Original permitted use in the lease Note	Lot number & Location	Permitted use after the land transaction Note [Permitted maximum gross floor area (square metres) after the land transaction]	Land premium (\$)	Approx. site area (square metres)
14	27 January 2014	Parking of goods vehicles and a public transport terminus	TYTL 135 31 Tsing King Road, Tsing Yi	Non-industrial purposes (excluding hotel, office, private residential, godown, petrol filling station and off-course betting centre), lorry park and public transport terminus [21 562]	1,261,510,000	15 300
15	18 February 2014	Agricultural	Lot 2300 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [487]	17,400,000	1 218
16	17 March 2014	Industrial	KTIL 760 15-17 Chong Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home) [24 754]	1,121,710,000	1 931
17	8 May 2014	Industrial and/or godown	AIL 461 Wong Chuk Hang Road, Wong Chuk Hang	Non-residential (excluding hotel, petrol filling station and residential care home) [35 535]	1,069,730,000	2 369
18	28 May 2014	Agricultural	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [1 367.2]	63,590,000	3 418
19	30 July 2014	Agricultural	Lot 4303 in DD 124 Tan Kwai Tsuen, Yuen Long	Private residential [4 494.9]	197,130,000	4 495

Item	Execution date of land document	Original permitted use in the lease Note	Lot number & Location	Permitted use after the land transaction Note [Permitted maximum gross floor area (square metres) after the land transaction]	Land premium (\$)	Approx. site area (square metres)
20	18 August 2014	Non-industrial purposes only including a China trade centre and related facilities but excluding residential and hotel purposes	IL 8528 26 Harbour Road, Wan Chai	Non-industrial purposes only including a China trade centre and related facilities and a hotel but excluding residential purposes [99 000]	120,000,000	6 600
21	16 January 2015	Industrial and/or godown	Lot 326 in DD 444 54-56 Ta Chuen Ping Street, Kwai Chung	High-tier data centre [9 126]	51,400,000	961

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

CONTROLLING OFFICER'S REPLY**DEVB(PL)113****(Question Serial No. 2082)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In each of the past five years (2010 to 2014), how many applications for removal of alienation restriction were made within one year of issuance of certificates of compliance in respect of small houses?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 661)

Reply:

The Lands Department has not categorised the applications for removal of restriction on alienation according to the time since issue of Certificates of Compliance. In respect of small houses, we set out below the number of cases for which we have given approval to remove restrictions on alienation in each of the past five years (2010 to 2014):

Year	Number of approved cases for removal of restriction on alienation
2010	454
2011	493
2012	404
2013	485
2014	577
Total	2 413

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)114****(Question Serial No. 2083)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications that involved payment of premium were received from the Urban Renewal Authority? Please advise in detail of the original use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 754)

Reply:

Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from the Urban Renewal Authority (URA), if approved, will generally involve a nominal premium of \$1,000, except for a site at Kai Tak Development which was granted to URA at market premium reflecting the purpose of the development for "Flat-for-flat" purpose. In the past five calendar years (2010 to 2014), the Lands Department received a total of 24 applications for land grant, land exchange or lease modification from URA. Of these applications, 14 are under processing whilst ten have been approved with relevant documents executed. Details of the ten approved applications are as follows:

	Project/Site	Details*
1	Site 1G1, Kai Tak Development (New Kowloon Inland Lot No. 6515) [Note: A URA "Flat-For-Flat" project]	Original use : not applicable Use applied for : non-industrial Premium amount : \$1,401,620,000 Site area : about 5 694 square metres Maximum floor area: 28 470 square metres

	Project/Site	Details*
2	<p>Hong Ning Road/Mut Wah Street /Hip Wo Street, Kwun Tong</p> <p>(New Kowloon Inland Lot No. 6514)</p>	<p>Original use : commercial, residential and government facilities</p> <p>Use applied for : non-industrial</p> <p>Premium amount : \$1,000</p> <p>Site area : about 21 754 square metres</p> <p>Maximum floor area : 172 200 square metres</p>
3	<p>Lee Tung Street/McGregor Street, Wan Chai</p> <p>(Inland Lot No. 9018)</p>	<p>Application for increase in non-residential floor area with no change in land use</p> <p>Premium amount : \$1,000</p> <p>Site area : about 8 236 square metres</p> <p>Maximum floor area : 77 758 square metres</p>
4	<p>Peel Street/Graham Street Development Project Site B</p> <p>(Inland Lot No. 9038)</p>	<p>Original use : virtually unrestricted</p> <p>Use applied for : non-industrial</p> <p>Premium amount : \$1,000</p> <p>Site area : about 1 690 square metres</p> <p>Maximum floor area: 17 790 square metres</p>
5	<p>Sai Yee Street/Nelson Street/ Fa Yuen Street</p> <p>(Kowloon Inland Lot No. 11212)</p>	<p>Original use : virtually unrestricted</p> <p>Use applied for : non-industrial</p> <p>Premium amount : \$1,000</p> <p>Site area : about 2 478 square metres</p> <p>Maximum floor area: 22 302 square metres</p>
6	<p>San Shan Road/Pau Chung Street</p> <p>(Kowloon Inland Lot No. 11215)</p>	<p>Original use : virtually unrestricted</p> <p>Use applied for : non-industrial</p> <p>Premium amount : \$1,000</p> <p>Site area : about 1 170 square metres</p> <p>Maximum floor area: 10 534 square metres</p>

7	Shun Ning Road, Sham Shui Po (New Kowloon Inland Lot No. 6537)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : about 825 square metres Maximum floor area: 7 424 square metres
8	Lee Tung Street/McGregor Street, Wan Chai (Inland Lot No. 9018)	Application for addition of pedestrian subway connection Premium amount: \$1,000 Site area : not applicable Floor area : not applicable
9	229A-G Hai Tan Street, Sham Shui Po (Kowloon Inland Lot No. 6539)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : about 431 square metres Maximum floor area: 3 882 square metres
10	Chi Kiang Street/Ha Heung Road (Kowloon Inland Lot No. 11210)	Application for revision of provisions on the Loading and Unloading Area Premium amount: \$1,000 Site area : not applicable Floor area : not applicable

* Plot ratio information is not normally provided in lease conditions.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)115****(Question Serial No. 2084)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications involving payment of premium were received from the MTR Corporation Limited? Please advise in detail of the original land use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 755)

Reply:

In the past five calendar years (2010 to 2014), the Lands Department (Lands D) received 21 applications from the MTR Corporation Limited (MTRCL) for land grant and lease modifications. Out of those applications, four applications were withdrawn by MTRCL or rejected by the Government following the change of development schemes. Lands D is processing five applications while 12 have been approved with documents executed. The details of the 12 cases are as follows:

	Location	Details
1	Olympian City Two, Airport Railway Olympic Station Development Site B, Kowloon (Kowloon Inland Lot No. 11090)	Application for exemption of portion of a footbridge from calculation of gross floor area and revision of footbridge connection points not involving change of use Premium Amount : \$760,000 Site Area : Not Applicable Gross Floor Area : Not Applicable

	Location	Details
2	Che Kung Temple Station (Sha Tin Town Lot No. 519)	Application for exemption of gross floor area for open-sided landscape area not involving change of use Premium Amount : \$760,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
3	No. 31 Tsing King Road, Tsing Yi (Tsing Yi Town Lot No. 135)	Original use: Parking of goods vehicles which are currently licensed under the provisions of the Road Traffic Ordinance and a public transport terminus Permitted use after lease modification: Non-industrial (excluding hotel, office, private residential, godown, petrol filling station and off-course betting centre) Premium Amount : \$1,261.51 million Site Area : 15 300 square metres Gross Floor Area : 21 562 square metres (of which 10 500 square metres for Commercial Accommodation)
4	Area 56, Tseung Kwan O (Tseung Kwan O Town Lot No. 72)	Application for revision of the position of footbridge connection not involving change of use Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
5	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for additional vehicular access point not involving change of use Premium Amount : \$840,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
6	No. 8 Wui Cheung Road, Kowloon (Kowloon Inland Lot No. 11126)	Application for minor revision of alignment of Water Works Reserve not involving change of use Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

	Location	Details
7	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site O (LOHAS Park Package 4)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification: Residential Accommodation (for Site O only)</p> <p>Premium Amount: \$2,710 million (for Site O only)</p> <p>Site Area : 13 003 square metres (for Site O only)</p> <p>Gross Floor Area: not exceeding 122 302 square metres (for Site O only)</p>
8	<p>First Street, Sai Ying Pun, Hong Kong</p> <p>(Inland Lot No. 9037)</p>	<p>Application for amendment of the areas of the public open space and various government accommodation not involving change of use</p> <p>Premium Amount : Nil</p> <p>Site Area : Not Applicable</p> <p>Gross Floor Area : Not Applicable</p>
9	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site G (LOHAS Park Package 5)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification: Residential Accommodation, Public Transport Interchange and Public Toilet (for Site G only)</p> <p>Premium Amount: \$2,064.25 million (for Site G only)</p> <p>Site Area : 18 599 square metres (for Site G only)</p> <p>Gross Floor Area: Not exceeding 102 336 square metres (for Site G only)</p>

	Location	Details
10	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: Station entrance for the West Island Line and various government accommodation Premium Amount : \$1,000 Site Area : 997.5 square metres Gross Floor Area : Not Applicable
11	West Island Line, Hong Kong (Mass Transit Railway Lot No. 4)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: The West Island Line and associated railway facilities Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
12	Tai Wai Station (Sha Tin Town Lot No. 520)	Application for land grant for railway property development Original use: Not Applicable Permitted use applied for: Non-industrial (excluding godown, hotel and petrol filling station) Premium Amount : about \$10,356.01 million Site Area : 48 412 square metres Gross Floor Area : not exceeding 267 480 square metres

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)116****(Question Serial No. 2098)**

Head: (91) Lands Department

Subhead(No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown by region (Hong Kong Island/Kowloon/New Territories West (Kwai Tsing, Tsuen Wan, Tuen Mun and Yuen Long)/New Territories East (Sha Tin, Tai Wai, Ma On Shan, Tai Po, Fanling, Sheung Shui and Tseung Kwan O)/Lantau Island/other outlying islands) of (i) the number of cases involving compensation for land resumption; (ii) the uses of the land resumed; (iii) the area of land involved; and (iv) the amount of compensation in each of the past five years.

How much is estimated to be spent on compensation for land resumption in the coming year?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 106)

Reply:

A total of 61 land resumption cases were launched for implementation of public works projects in the past five financial years. The projects are mainly for sewerage, drainage, roads, public housing and other public works. The details are tabulated below-

Financial year	No. of cases (area involved (hectares))			
	Hong Kong Island	Kowloon	New Territories (excluding Outlying Islands)	Outlying Islands
2010-11	0	0	6 (75.21)	0
2011-12	0	1 (0.32)	9 (14.65)	0
2012-13	0	0	22 (145.75)	1 (3.04)
2013-14	0	1 (0.23)	10 (61.79)	2 (2.21)
2014-15	0	0	9 (19.09)	0

The compensation payments for on-going and the above newly launched land resumption cases in the past five financial years are about \$1,534 million in 2010-11, \$329 million in 2011-12, \$1,810 million in 2012-13, \$1,657 million in 2013-14 and \$602 million (up to end of February 2015) in 2014-15. The estimated compensation for on-going and newly launched land resumption cases in the financial year 2015-16 is about \$2,341 million.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)117****(Question Serial No. 2101)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Over the past five years, how many small house applications were involved in the "Agriculture" zone? How many of them were approved? What was the area of land involved?

Year	No. of small house applications involved in the "Agriculture" zone	No. of approved applications	Land area involved
2010			
2011			
2012			
2013			
2014			

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 600)

Reply:

The Lands Department has no readily available information on the total area of the "Agriculture" zone involved in the approved small house applications. The numbers of small house applications involved in the "Agriculture" zone and approved cases in the past five years (2010 to 2014) are set out below:

Year	Number of small house applications involving land in the “Agriculture” zone received in the year	Number of applications involving land in the “Agriculture” zone approved in the year
2010	83	38
2011	92	29
2012	106	35
2013	117	56
2014	150	47

Note: In view of the time required for processing the small house applications, the cases approved in a particular year do not correspond to the applications received in that year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)118****(Question Serial No. 2102)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown of the area (hectares) of land allocated by way of Temporary Government Land Allocation (TGLA) by District Council district.

Area (m²) of land of TGLA

District Council district	2010	2011	2012	2013	2014
Central and Western					
Eastern					
Wan Chai					
Southern					
Yau Tsim Mong					
Kowloon City					
Wong Tai Sin					
Sham Shui Po					
Kwun Tong					
Sai Kung					
Kwai Tsing					
Tsuen Wan					
Islands					
Sha Tin					
Tai Po					
Tuen Mun					
Yuen Long					
North					

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 626)

Reply:

The location and area of Temporary Government Land Allocation granted in 2012, 2013, and 2014 are tabulated below. As the figures for 2010 and 2011 are not readily available, we have only provided the figures for the past three years.

	2012 Area (hectares)	2013 Area (hectares)	2014 Area (hectares)
Hong Kong East	0.9	0	0.7
Hong Kong West & South	0.3	5.3	0.7
Kowloon East	13.6	16.6	5.9
Kowloon West	1.1	2.8	5.0
Tsuen Wan & Kwai Tsing	7.2	2.5	0.3
Islands	0.3	3.1	1.7
Sai Kung	1.1	1.8	2.3
Yuen Long	1.2	2.5	0.7
Tai Po	3.6	4.2	1.4
Sha Tin	2.0	1.2	3.3
Tuen Mun	1.1	2.6	0.7
North	1.7	1.8	2.1
Sites for railway development projects	35.4	38.7	42.1
Total	69.5	83.1	66.9

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)119****(Question Serial No. 2103)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown by user department of the area of land currently allocated to government departments on a temporary basis.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 627)

Reply:

The total area of temporary government land allocations granted in 2014 is 66.9 hectares (ha). A breakdown of the areas by user departments is as follows:

User Department	Area (ha)
Civil Aid Service	0.1
Civil Engineering and Development Department	7.5
Development Bureau	0.4
Drainage Services Department	2.0
Education Bureau	0.4
Environmental Protection Department	0.5
Highways Department	45.3
Housing Department	5.6
Lands Department	0.8
Leisure and Cultural Services Department	0.2
Marine Department	0.2
Water Supplies Department	3.9
Total	66.9

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)120****(Question Serial No. 2104)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the details concerning government land currently (up to the end of February 2015) let by direct grant of short term tenancies broken down by type of land use.

Land use (e.g. carparks)	No. of sites	Total area	Rent per foot (average)

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 628)

Reply:

Currently there are over 4 700 short term tenancies (STTs) granted by way of direct grant occupying a total area of over 600 hectares. The users of these direct grant STTs mainly include religious/community/other non-profit making uses, works areas for public rental housing/Home Ownership Scheme, works areas for railway projects, private gardens, electricity substations, pumphouses and bus depots. As the number of direct grant STTs is over 4 700, a full list of information as requested is not readily available.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)121****(Question Serial No. 2105)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the number of cases and the area of land granted by way of short term tenancy for public carparking purpose and their percentage share in the currently valid contracts (in terms of the number of contracts and area of land) in each of the last three years (i.e. 2012, 2013 and 2014) in each District Council district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 631)

Reply:

The location, numbers and area of short term tenancies (STTs) for public carparking purpose issued in the past three years are tabulated below:

District Lands Offices	2012-13		2013-14		2014-15 (up to 31 December 2014)	
	Number of STTs issued in the year for public carparking purpose	Area (m ²)	Number of STTs issued in the year for public carparking purpose	Area (m ²)	Number of STTs issued in the year for public carparking purpose	Area (m ²)
Hong Kong East	2	14 950	2	6 500	3	7 440
Hong Kong West & South	1	7 360	1	1 220	1	1 230
Kowloon East	8	73 260	7	51 840	5	16 660
Kowloon West	1	4 100	4	20 360	1	4 440
Islands	1	24 700	1	21 800	1	4 990
North	8	44 280	5	25 420	2	2 485
Sai Kung	0	-	1	11 700	4	10 850
Sha Tin	7	34 340	3	12 840	5	23 729

District Lands Offices	2012-13		2013-14		2014-15 (up to 31 December 2014)	
	Number of STTs issued in the year for public carparking purpose	Area (m ²)	Number of STTs issued in the year for public carparking purpose	Area (m ²)	Number of STTs issued in the year for public carparking purpose	Area (m ²)
Tuen Mun	4	5 997	1	4 630	0	-
Tai Po	3	17 100	3	31 760	0	-
Tsuen Wan & Kwai Tsing	5	29 780	3	8 180	7	22 499
Yuen Long	0	-	0	-	1	2 910
Total	40	255 867	31	196 250	30	97 233

There are 207 STTs currently being used as public car parks with a total area of about 152 hectares. We do not have readily available statistics showing the percentage share by district.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)122

(Question Serial No. 3142)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Please provide the number of contracts and the total area of government land leased by the same tenant through short term tenancy for a consecutive period of 30 months or above.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 633)

Reply:

Short term tenancies (STTs) are normally granted for a term of not more than five years and thereafter monthly or quarterly. It is therefore quite common for individual STTs to be in force for a period of 30 months or more. There are currently about 4 900 STTs with a total area of about 750 hectares falling under this category. The short-term use would be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances or to facilitate re-tender if appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)123

(Question Serial No. 3143)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Please advise the total number of short term tenancies for temporary use of government land currently administered by the Lands Department. Of these, how many are renewed on an annual basis, how many on a biennial basis, and how many on a triennial basis? How many are on tenancies exceeding three years and how many are renewed automatically?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 634)

Reply:

There are over 5 000 short term tenancies (STTs) across the whole of Hong Kong. These STTs are normally granted for a fixed term of not more than five years and thereafter monthly or quarterly. There are about 1 000 STTs with initial term exceeding three years. Generally, all STTs could continue after the expiry of the fixed terms on a monthly or quarterly basis if the sites are not immediately required for permanent or other temporary uses or the remaining availability of the site for the same short-term use does not justify re-tendering. A STT would be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tender if appropriate.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)124****(Question Serial No. 3247)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In each of the past five years (2010 to 2014), what was the amount of premium involved in small house cases where an application for removing the alienation restriction was made within one year of the issuance of a certificate of compliance?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 661)

Reply:

The Lands Department has not categorised the applications for removal of restriction on alienation according to the time since the issue of Certificates of Compliance.

The amount of premium collected for the removal of restriction on alienation in the past five years are set out below:

Year	Amount of premium collected for removal of restriction on alienation (\$ million)
2010	394
2011	519
2012	513
2013	597
2014	829
Total	2,852

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)125****(Question Serial No. 2341)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the resale of small houses, please inform this Committee of:

- 1) the number of cases in which small house building licences were revoked due to a breach of building licence conditions by the licensees last year and, among such cases, the number of those involving the licensees having entered into an agreement with a developer to transfer their small house rights before applying for the licence;
- 2) the number of Certificates of Compliance (CCs) issued, the number of approved cases for removal of alienation restrictions (ARs) and the amount of premium collected last year;

Financial year	Number of CCs issued	Number of approved cases for removal of ARs	Premium collected (\$ million)

- 3) the average time elapsed between the dates of issuance of CCs and application for removal of ARs last year; and the average time elapsed between the dates of removal of ARs and the sale of the flatted units therein (please provide a breakdown by the nine rural committees in the territory).

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 62)

Reply:

- 1) One building licence was revoked in 2014, due to the licensee entering into an agreement with a developer to transfer his small house right. There were no other cases in which small house building licences were revoked due to breaches of building licence conditions by the licensees.

- 2) The number of Certificates of Compliance (CCs) issued, the number of approved cases for removal of restriction on alienation and the amount of premium collected in 2014 are set out below:

Year	Number of CCs issued	Number of approved cases for removal of restriction on alienation	Premium collected (\$ million)
2014	1 066	577	829

Note: The above figures may not necessarily cover the same cases.

- 3) The Lands Department has not categorised the applications for removal of restrictions on alienation according to the time elapsed since the issue of CCs or subsequent sale of the units thereafter.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)126

(Question Serial No. 1839)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

As one of the Indicators in 2015-2016, urban renewal projects (number of property interests) will increase substantially from 225 last year to 705 this year. Please inform this Committee of the following:

- 1) What are the reasons for the substantial increase? What are the specific details?
- 2) What is the breakdown of the specific expenditure involved in the matter?

Asked by: Hon IP Kwok-him (Member Question No. 33)

Reply:

- 1) The substantial increase is due to the involvement of a larger number of property interests in resumptions expected of seven Urban Renewal Authority (URA) redevelopment projects in 2015 than that of the three URA redevelopment projects in 2014. The seven projects are located in Sham Shui Po, Tai Kok Tsui, Kowloon City and Mong Kok.
- 2) The expenditure involved will be assessed later, at the relevant stage of the projects concerned. All compensation expenditure for URA redevelopment projects is to be funded by URA.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)127

(Question Serial No. 1840)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

As one of the Indicators in 2015-16, the number of surveyed structures to be demolished on grounds of slope safety will increase to 50 from 18 last year. Please inform this Committee of the following:

- 1) What are the reasons for the substantial increase?
- 2) What is the breakdown of the relevant expenditure specifically?

Asked by: Hon IP Kwok-him (Member Question No. 34)

Reply:

Surveyed structures are those recorded in the Squatter Control Survey conducted in 1982 and are tolerated on a temporary basis until they cease to exist or are required to be cleared for development, safety or environmental reasons.

The indicators included in the Controlling Officer's Report are the numbers of surveyed structures demolished by the Lands Department (Lands D) under non-development clearances on slope safety grounds. For such clearances, the Civil Engineering and Development Department will make clearance recommendations to Lands D in respect of those surveyed structures exposed to immediate and obvious danger due to landslides (i.e. Category 1 structures) and those especially vulnerable to landslides during periods of heavy rain due to their close proximity to potentially unstable slopes (i.e. Category 2 structures). Demolition of Category 1 structures is compulsory and will be backed up by forced eviction if necessary. Demolition of Category 2 structures is subject to the occupants voluntarily vacating the structures through advice and persuasion.

Fourteen and 18 surveyed structures were demolished under non-development clearances in 2013 and 2014 respectively. It is estimated that 50 surveyed structures will be cleared in 2015 but the actual number will depend on whether those occupants in Category 2 structures are willing to accept the clearance. The expenditure for engaging term contractors for demolition of the 18 surveyed structures was around \$0.9 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)128

(Question Serial No. 3121)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding the work to enhance and extend the Hong Kong Special Administrative Region Geospatial Information Hub service to facilitate easy access to geospatial information within the Government, will this Committee be informed of:

- 1) the details of the plan;
- 2) a breakdown of the expenditure on the plan?

Asked by: Hon IP Kwok-him (Member Question No. 35)

Reply:

Since December 2004, the Geospatial Information Hub (GIH) has been a unique web application service for provision of integrated geospatial information services to government bureaux/departments by using web browser via the Government Backbone Network.

In 2015-16, the Lands Department (Lands D) plans to conduct the following tasks for further enhancing the GIH services through internal deployment of resources:

- (a) enriching the land-related data content in GIH;
- (b) connecting the GIH to a site information system of the Development Bureau;
- (c) improving the overall performance of GIH by replacing the obsolete Geographic Information System software and enhancing the existing system architecture.

As the above tasks are planned to be conducted using the existing resources and staff of Lands D, we are unable to provide a breakdown of the expenditure involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)129

(Question Serial No. 3214)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Will the Government please provide details of the residential sites disposed of in the past six years?

2009-10

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2010-11

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2011-12

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2012-13

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2013-14

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2014-15

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

Asked by: Hon LAM Kin-fung, Jeffrey (Member Question No. 40)

Reply:

Details of the residential sites disposed of in the past six financial years are as follows:

Item	Disposal date <small>Note 1</small>	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] <small>Note 2</small>	Premium (Estimated number of residential units) <small>Note 3</small> [Building covenant expiry date] <small>Note 4</small>	Current progress at site <small>Note 5</small>	Other restrictions under Conditions of Sale
2009-10 <small>Note 6</small>							
1	28 December 2009	TPTL 200 - Pak Shek Kok Development Area, Site D1, Tai Po, New Territories	Residential	66 960 m ² (62 775 m ²) [4 185 m ²]	\$5,150 million (1 091 <small>Note 7</small>) [30 June 2015]	(b)	GFA of each residential unit shall not be less than 60 m ² .

Item	Disposal date <small>Note 1</small>	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] <small>Note 2</small>	Premium (Estimated number of residential units) <small>Note 3</small> [Building covenant expiry date] <small>Note 4</small>	Current progress at site <small>Note 5</small>	Other restrictions under Conditions of Sale
2	28 December 2009	TPTL 201 - Pak Shek Kok Development Area, Site D2, Tai Po, New Territories	Residential	66 960 m ² (62 775 m ²) [4 185 m ²]	\$5,250 million (1 091 <small>Note 7</small>) [30 June 2015]	(b)	GFA of each residential unit shall not be less than 60 m ² .
3	22 February 2010	TKOTL 76 - Area 66B, Tseung Kwan O, New Territories	Residential	67 650 m ² (61 500 m ²) [6 150 m ²]	\$3,370 million (784) [31 March 2015]	(c)	Total number of residential units shall not exceed 880 except as approved by the Director.
2010-11							
4	11 May 2010	TCTL 37 - Area 55b, Tung Chung, Lantau Island, New Territories	Residential	133 620 m ² (131 000 m ²) [2 620 m ²]	\$3,420 million (1 419) [31 December 2015]	(b)	
5	24 May 2010	FSSTL 177 - Junction of Ma Sik Road and Sha Tau Kok Road (Lung Yeuk Tau Section), Area 19, Fanling, New Territories	Residential	Not specified	\$1,330 million (728) [30 June 2015]	(c)	Maximum plot ratio 5 for a domestic building.
6	8 June 2010	KIL 11175 - Junction of Fat Kwong Street and Chung Hau Street, Ho Man Tin, Kowloon	Residential	80 755 m ²	\$10,900 million (527) [30 June 2016]	(b)	
7	28 July 2010	IL 9007 - Mount Nicholson Road, The Peak, Hong Kong	Residential	30 180.4 m ²	\$10,400 million (67) [31 March 2016]	(b)	
8	17 August 2010	KIL 11125 - 204 Argyle Street, Kowloon	Residential	36 630 m ²	\$4,100 million (228) [31 March 2016]	(b)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
9	17 August 2010	KIL 11120 - Hung Hom Bay Reclamation Site D1, Junction of Oi King Street and Hung Luen Road, Kowloon	Residential	33 979 m ² [3 775 m ²]	\$3,510 million (321) [31 March 2016]	(b)	
10	31 August 2010	NKIL 6306 - 1 Ede Road, Kowloon Tong, Kowloon	Residential	7 197 m ²	\$1,285 million (41) [31 March 2015]	(c)	
11	29 September 2010	FSSTL 202 - Junction of Fan Leng Lau Road, Wo Muk Road and Luen Hing Street, Luen Wo Hui, Fanling, New Territories	Residential	Not specified	\$459 million (144) [30 September 2015]	(c)	Maximum plot ratio 5 for a domestic building.
12	12 October 2010	NKIL 6423 - 3 and 5 Ede Road, Kowloon Tong, Kowloon	Residential	8 424 m ²	\$1,630 million (47) [30 June 2016]	(c)	
13	3 November 2010	NKIL 6493 - Inverness Road, Kowloon Tong, Kowloon	Residential	21 138 m ²	\$2,170 million (134) [31 December 2015]	(b)	
14	7 March 2011	YLTL 518 - Yuen Long On Ning Road, Tai Kiu Road, Yuen Long On Lok Road, Yuen Long, New Territories	Residential	61 700 m ²	\$2,410 million (1 129) [30 September 2016]	(b)	(i) Each residential unit shall not exceed 60 m ² in saleable area. (ii) The total number of residential units shall not be less than 960. (iii) Not less than 800 residential units shall be ranging in saleable area from 35 m ² to 40 m ² and not less than

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
							160 residential units shall be ranging in saleable area from exceeding 40 m ² to 60 m ² .
2011-12							
15	27 April 2011	KIL 11184 - Ko Shan Road, Hung Hom, Kowloon	Residential	14 262 m ²	\$1,525 million (173) [31 December 2016]	(b)	
16	12 May 2011	IL 8963 - Stubbs Road, Hong Kong	Residential	16 800 m ² [1 500 m ²]	\$4,490 million (72) [30 June 2018]	(a)	
17	12 May 2011	NKIL 6498 - Begonia Road, Yau Yat Chuen, Kowloon	Residential	3 417 m ²	\$579 million (10) [31 December 2015]	(b)	
18	12 May 2011	Lot 2086 in DD 105 - Ngau Tam Mei, Yuen Long, New Territories	Residential	9 392 m ²	\$662 million (67) [30 June 2016]	(a)	
19	9 June 2011	IL 8949 - Borrett Road, Hong Kong	Residential	40 440 m ²	\$11,650 million (181) [30 June 2017]	(a)	
20	9 June 2011	Lot 2129 in DD 121 - Ping Kwai Road, Ping Shan, Yuen Long, New Territories	Residential	6 076 m ²	\$300 million (41) [31 December 2015]	(b)	
21	20 June 2011	HHIL 555 - At the Junction of Gillies Avenue South and Bulkeley Street, Hung Hom, Kowloon	Residential	5 240.7 m ² (4 367 m ²)	\$406.3 million (95) [31 March 2016]	(b)	(i) The total number of residential units shall not be less than 70. (ii) Each residential unit shall be ranging in saleable area from 35 m ² to 40 m ² .

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
22	20 June 2011	HHIL 556 - Lee Kung Street, Hung Hom, Kowloon	Residential	9 740 m ²	\$801 million (216) [30 September 2016]	(b)	(i) The total number of residential units shall not be less than 170. (ii) Each residential unit shall be ranging in saleable area from 35 m ² to 40 m ² .
23	28 July 2011	TCTL 36 - Area 55A, Tung Chung, Lantau Island, New Territories	Residential	129 540 m ² (127 000 m ²) [2 540 m ²]	\$3,770 million (2 339) [30 September 2016]	(b)	(i) Each residential unit shall not exceed 60 m ² in saleable area. (ii) The total number of residential units shall not be less than 2 020. (iii) Not less than 1 650 residential units shall be ranging in saleable area from 35 m ² to 45 m ² and not less than 370 residential units shall be ranging in saleable area from exceeding 45 m ² to 60 m ² .
24	9 August 2011	STTL 525 - Area 56A, Kau To, Sha Tin, New Territories	Residential	95 826 m ²	\$5,500 million (973) [31 March 2017]	(b)	The total number of residential units shall not be less than 970.

Item	Disposal date <small>Note 1</small>	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] ^{Note 2}	Premium (Estimated number of residential units ^{Note 3}) [Building covenant expiry date ^{Note 4}]	Current progress at site <small>Note 5</small>	Other restrictions under Conditions of Sale
25	25 August 2011	IL 8920 - Oil Street, North Point, Hong Kong	Hotel and Residential/ Commercial	70 200 m ²	\$6,267.2 million (378) [31 December 2018]	(a)	
26	6 September 2011	TKOTL 113 - Area 66A, Tseung Kwan O, New Territories	Residential	73 662 m ² (66 965 m ²) [6 697 m ²]	\$3,120 million (960) [30 September 2016]	(b)	The total number of residential units shall not exceed 1 010 and shall not be less than 960.
27	6 September 2011	Lot 1282 in DD 253 - Pak Shek Wo, Sai Kung, New Territories	Residential	1 124.8 m ²	\$121.5 million (6) [30 September 2015]	(a)	
28	6 September 2011	Lot 4309 in DD 124 - Tan Kwai Tsuen Road, Yuen Long, New Territories	Residential	11 192 m ²	\$361 million (170) [30 September 2016]	(b)	The total number of residential units shall not be less than 170.
29	4 October 2011	StIL 91 - Hoi Fung Path, Stanley, Hong Kong	Residential	461.4 m ²	\$121.1 million (1) [30 June 2016]	(d)	
30	4 October 2011	Lot 1613 in DD 222 - Kap Pin Long, Sai Kung, New Territories	Residential	346.6 m ²	\$55 million (1) [31 December 2016]	(b)	
31	10 November 2011	RBL 1168 - Near 35 South Bay Road, Hong Kong	Residential	1 204.2 m ²	\$498.9 million (4) [31 December 2016]	(d)	
32	8 December 2011	Lot 724 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	2 964 m ²	\$176.8 million (28 ^{Note 8}) [30 September 2016]	(b)	The total number of residential units shall not exceed 14.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
33	8 December 2011	Lot 726 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	3 020 m ²	\$180 million (28 Note 8) [30 September 2016]	(b)	The total number of residential units shall not exceed 16.
34	22 December 2011	Lot 726 in DD 4 Mui Wo - Mui Wo, Lantau Island, New Territories	Residential and Commercial	4 590 m ² (3 010 m ²) [1 580 m ²]	\$55 million (50) [31 March 2016]	(b)	The total number of residential units shall not exceed 50.
35	12 January 2012	TKOTL 119 - Area 66B2, Tseung Kwan O, New Territories	Residential	45 353 m ² (41 230 m ²) [4 123 m ²]	\$1,860 million (591) [31 March 2017]	(b)	The total number of residential units shall not exceed 620 and shall not be less than 590.
36	9 February 2012	TMTL 423 - Area 48, Castle Peak Road, So Kwun Wat, Tuen Mun, New Territories	Residential	87 291 m ²	\$2,739 million (1 100) [31 March 2019]	(a)	The total number of residential units shall not be less than 1 100.
37	1 March 2012	Lot 676 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential	3 423 m ²	\$19 million (54) [30 June 2016]	(b)	
38	22 March 2012	ApLIL 135 - At Junction of Ap Lei Chau Drive and Ap Lei Chau Praya Road, Hong Kong	Residential	21 350 m ²	\$2,538 million (114) [31 December 2017]	(b)	
39	22 March 2012	Lot 1588 in DD 243 - Pik Sha Road, Sai Kung, New Territories	Residential	3 046 m ²	\$700 million (8) [30 June 2016]	(b)	
2012-13							
40	2 May 2012	RBL 1165 - Near 110 Repulse Bay Road, Hong Kong	Residential	3 906 m ²	\$1,668 million (8) [30 September 2017]	(a)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
41	2 May 2012	TMTL 436 - Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	Residential	3 608 m ²	\$180 million (15) [31 December 2016]	(a)	
42	24 May 2012	TKOTL 114 - Area 66C1, Tseung Kwan O, New Territories	Residential	23 936 m ² (21 760 m ²) [2 176 m ²]	\$1,033 million (326) [30 September 2017]	(b)	The total number of residential units shall not exceed 326 and shall not be less than 310.
43	24 May 2012	STTL 562 - Area 56A, Kau To, Sha Tin, New Territories	Residential	4 680 m ²	\$531.5 million (20) [30 September 2016]	(b)	
44	30 May 2012	RBL 1190 - Deep Water Bay Drive, Hong Kong	Residential	23 052.26 m ²	\$6,000 million (56) [For redevelopment of the lot, 60 calendar months from the date of the issue by the Building Authority of the first consent letter for demolition of the Existing Buildings and Structures]	(a)	
45	30 May 2012	Lot 673 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	856.8 m ²	\$15.0 million (Subject to actual design by developer) [30 September 2016]	(d)	
46	11 July 2012	IL 9027 - Java Road and Tin Chiu Street, North Point, Hong Kong	Residential and Commercial	83 675 m ² (53 680 m ²) [29 995 m ²]	\$6,910 million (702) [31 December 2020]	(b)	The total number of residential units shall not be less than 700.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
47	1 August 2012	TKOTL 115 - Area 66D1, Tseung Kwan O, New Territories	Residential	27 643 m ² (25 130 m ²) [2 513 m ²]	\$1,168.9 million (374) [31 December 2017]	(b)	The total number of residential units shall not exceed 378 and shall not be less than 360.
48	30 August 2012	STTL 567 - Area 56A, Kau To, Sha Tin, New Territories	Residential	29 550 m ²	\$3,038 million (158) [30 June 2018]	(d)	
49	30 August 2012	Lot 678 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential and Commercial	5 200 m ² (3 200 m ²) [2 000 m ²]	\$80.8 million (56) [30 June 2017]	(a)	
50	28 September 2012	TKOTL 117 - Area 66C2, Tseung Kwan O, New Territories	Residential	45 203 m ² (38 745 m ²) [6 458 m ²]	\$2,285 million (546) [31 December 2017]	(b)	The total number of residential units shall not exceed 546 and shall not be less than 520.
51	28 September 2012	Lot 674 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	1 335.2 m ²	\$31 million (10) [30 June 2017]	(d)	
52	7 November 2012	TKOTL 118 - Area 66D2, Tseung Kwan O, New Territories	Residential	52 339 m ² (44 862 m ²) [7 477 m ²]	\$2,545 million (600) [31 March 2018]	(a)	The total number of residential units shall not exceed 630 and shall not be less than 600.
53	7 November 2012	STTL 574 - Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	Residential	52 227 m ²	\$2,901 million (452) [31 March 2018]	(a)	The total number of residential units shall not be less than 440 and shall not exceed 463.

Item	Disposal date <small>Note 1</small>	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] ^{Note 2}	Premium (Estimated number of residential units ^{Note 3}) [Building covenant expiry date ^{Note 4}]	Current progress at site <small>Note 5</small>	Other restrictions under Conditions of Sale
54	28 November 2012	TKOTL 95 - Area 68A2, Tseung Kwan O, New Territories	Residential	53 265 m ² (42 612 m ²) [10 653 m ²]	\$2,826 million (Subject to actual design by developer) [31 March 2019]	(a)	The total number of residential units shall not be less than 535.
55	13 December 2012	TKOTL 125 - Area 68A1, Tseung Kwan O, New Territories	Residential	39 923 m ² (31 938 m ²) [7 985 m ²]	\$1,968 million (404) [31 March 2019]	(a)	The total number of residential units shall not be less than 400.
56	13 December 2012	KIL 11229 - Kwun Chung Street, Kowloon	Residential	2 441 m ² (2 034 m ²)	\$193.7 million (66) [30 September 2017]	(a)	
57	9 January 2013	STTL 565 - Area 56A, Kau To, Sha Tin, New Territories	Residential	13 228 m ²	\$1,466.9 million (69) [31 March 2018]	(a)	
58	9 January 2013	Lot 1949 in DD 221 - Sha Kok Mei, Sai Kung, New Territories	Residential	23 145 m ²	\$1,455 million (274) [31 March 2019]	(a)	The total number of residential units shall not be less than 240.
59	30 January 2013	TMTL 427 - So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	Residential	35 014 m ²	\$1,388 million (461) [30 September 2019]	(a)	The total number of residential units shall not be less than 460 and shall not exceed 480.
60	13 March 2013	KIL 11227 - Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	Residential	106 110 m ²	\$11,687.9 million (1 425) [30 June 2019]	(a)	
61	27 March 2013	STTL 566 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 120 m ²	\$1,420 million (59) [30 June 2018]	(a)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
2013-14							
62	10 April 2013	TKOTL 112 - Area 65C1, Tseung Kwan O, New Territories	Residential	52 904 m ² (45 943 m ²) [6 961 m ²]	\$2,449.2 million (655) [30 June 2019]	(a)	The total number of residential units shall not be less than 655.
63	10 April 2013	TMTL 430 - Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	Residential	1 269 m ²	\$53.2 million (Subject to actual design by developer) [30 June 2017]	(d)	
64	5 June 2013	NKIL 6516 - Site 1H1, Kai Tak, Kowloon	Residential	38 855 m ² (38 077 m ²)	\$2,270 million (1 145 Note 9) [30 September 2018]	(a)	The total number of residential units shall not be less than 545.
65	5 June 2013	NKIL 6517 - Site 1H2, Kai Tak, Kowloon	Residential	42 925 m ² (42 066 m ²)	\$2,270 million (1 145 Note 9) [30 September 2018]	(a)	The total number of residential units shall not be less than 600.
66	14 June 2013	KIL 11228 - Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	Residential	36 022 m ²	\$3,829 million (559) [30 September 2018]	(a)	
67	25 June 2013	TKOTL 93 - Area 68B1, Tseung Kwan O, New Territories	Residential	76 276 m ² (63 125 m ²) [13 151 m ²]	\$3,000 million (851) [30 September 2019]	(d)	The total number of residential units shall not be less than 840.
68	25 June 2013	TMTL 434 - Junction of Ka Wo Li Hill Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	Residential	4 494.1 m ²	\$156.8 million (Subject to actual design by developer) [31 March 2018]	(d)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
69	10 July 2013	TKOTL 126 - Area 68B2, Tseung Kwan O, New Territories	Residential	79 521 m ² (65 810 m ²) [13 711 m ²]	\$3,670.8 million (878) [30 September 2019]	(a)	The total number of residential units shall not be less than 875.
70	10 July 2013	Lot 750 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	575.2 m ²	\$93.5 million (2) [31 March 2018]	(d)	The total number of residential units shall not exceed 5.
71	1 August 2013	STTL 563 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 495 m ²	\$1,220 million (61) [31 December 2017]	(a)	
72	1 August 2013	TMTL 435 - Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	Residential	14 806 m ²	\$563.2 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 175.
73	4 September 2013	STTL 579 - Area 56A, Kau To, Sha Tin, New Territories	Residential	30 036 m ²	\$2,710 million (105) [31 December 2019]	(d)	
74	4 September 2013	YLTL 528 - Tak Yip Street, Tung Tau, Yuen Long, New Territories	Residential	21 515 m ²	\$751 million (523) [31 December 2019]	(a)	The total number of residential units shall not be less than 430.
75	18 September 2013	STTL 578 - Area 56A, Kau To, Sha Tin, New Territories	Residential	32 474 m ²	\$2,389.9 million (155) [30 June 2019]	(d)	
76	18 September 2013	IL 9049 - Sik On Street, Wan Chai, Hong Kong	Residential	1 040 m ²	\$139.9 million (Subject to actual design by developer) [31 December 2018]	(d)	

Item	Disposal date <small>Note 1</small>	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] <small>Note 2</small>	Premium (Estimated number of residential units <small>Note 3</small>) [Building covenant expiry date <small>Note 4</small>]	Current progress at site <small>Note 5</small>	Other restrictions under Conditions of Sale
77	17 October 2013	TMTL 498 - Wu On Street, Area 44, Tuen Mun, New Territories	Residential	Not specified [6 693 m ²]	\$551 million (Subject to actual design by developer) [30 June 2019]	(d)	Maximum residential GFA 11 155 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 220.
78	17 October 2013	Lot 1003 in DD 40 - Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	Residential	12 038 m ²	\$143 million (268) [30 June 2019]	(d)	The total number of residential units shall not be less than 240.
79	6 November 2013	Lot 1180 in DD 215 - Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	Residential	16 146 m ²	\$850 million (270) [30 September 2019]	(a)	The total number of residential units shall not be less than 270.
80	13 November 2013	Lot 2640 in DD 92 - Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	Residential	51 598 m ²	\$2,888 million (590) [30 September 2019]	(a)	The total number of residential units shall not be less than 515.
81	13 November 2013	TLTL 70 - Tsing Lung Tau, Tsuen Wan, New Territories	Residential	12 267 m ²	\$500.2 million (Subject to actual design by developer) [31 March 2020]	(d)	The total number of residential units shall not be less than 175.
82	11 December 2013	TMTL 490 - Castle Peak Road, Tai Lam, Tuen Mun, New Territories	Residential	2 665 m ²	\$138.8 million (Subject to actual design by developer) [30 September 2018]	(d)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
83	11 December 2013	TMTL 495 - Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	Residential	784 m ²	\$60.1 million (Subject to actual design by developer) [31 March 2019]	(d)	
84	15 January 2014	STTL 603 - Lok Lam Road, Fo Tan, Sha Tin, New Territories	Residential	2 499 m ²	\$210.1 million (12) [30 September 2018]	(a)	
85	12 February 2014	TMTL 508 - Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [3 109 m ²]	\$455.9 million (370) [31 December 2019]	(a)	Maximum residential GFA 18 654 m ² for a pure domestic building if no non-residential GFA is proposed The total number of residential units shall not be less than 370.
86	12 February 2014	TMTL 509 - Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [2 440 m ²]	\$430 million (290) [31 March 2020]	(d)	Maximum residential GFA 14 640 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 290.
87	25 February 2014	NKIL 6525 - Kai Tak Area II Site 1, Kai Tak, Kowloon	Residential	48 290 m ²	\$2,911 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 805.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
88	25 February 2014	NKIL 6526 - Kai Tak Area II Site 2, Kai Tak, Kowloon	Residential	51 221 m ²	\$2,938.8 million (Subject to actual design by developer) [30 June 2019]	(d)	The total number of residential units shall not be less than 855.
89	25 February 2014	NKIL 6527 - Kai Tak Area II Site 3, Kai Tak, Kowloon	Residential	55 819 m ²	\$3,923.4 million (930) [30 June 2019]	(d)	The total number of residential units shall not be less than 930.
90	12 March 2014	Lot 1681 in DD 243 -Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	Residential	745.62 m ²	\$160 million (Subject to actual design by developer) [31 December 2018]	(d)	
91	25 March 2014	STTL 581 -Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	40 000 m ²	\$1,826 million (Subject to actual design by developer) [31 December 2019]	(d)	
92	25 March 2014	Lot 682 in DD Peng Chau - Kau Yuk Road, Peng Chau, New Territories	Residential	1 306.5 m ²	\$21 million (Subject to actual design by developer) [31 December 2018]	(d)	
2014-15 (up to 4 March 2015)							
93	9 April 2014	SIL 854 - Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	Residential	4 287 m ²	\$433.6 million (Subject to actual design by developer) [30 June 2018]	(d)	
94	9 April 2014	STTL 604 - Mei Tin Road, Tai Wai, Sha Tin, New Territories	Residential	Not specified [2 061 m ²]	\$148 million (118) [31 December 2018]	(d)	Maximum residential GFA 4 122 m ² for a pure domestic building if no non-residential GFA is proposed.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
95	14 May 2014	RBL 1198 - Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Residential	8 145 m ²	\$2,708.1 million (Subject to actual design by developer) [30 September 2019]	(d)	
96	14 May 2014	TMTL 499 - Tseng Choi Street, Area 4, Tuen Mun, New Territories	Residential	Not specified [6 606 m ²]	\$232.8 million (Subject to actual design by developer) [30 September 2020]	(d)	Maximum residential GFA 11 010 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 140.
97	28 May 2014	TPTL 214 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	67 900 m ²	\$2,412 million (Subject to actual design by developer) [30 September 2020]	(d)	
98	28 May 2014	NKIL 6541 - Kai Tak Area 1H Site 3, Kowloon	Residential	38 370 m ² (37 602 m ²)	\$2,520 million (Subject to actual design by developer) [30 September 2019]	(d)	The total number of residential units shall not be less than 630.
99	4 June 2014	IL 9048 - Schooner Street, Wan Chai, Hong Kong	Residential	1 350 m ²	\$233 million (Subject to actual design by developer) [30 September 2019]	(d)	
100	25 June 2014	STTL 599 - Ma Kam Street, Ma On Shan, Sha Tin, New Territories	Residential	18 600 m ²	\$703.8 million (Subject to actual design by developer) [31 March 2020]	(d)	The total number of residential units shall not be less than 310.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
101	9 July 2014	TSWTL 33 - Area 112, Tin Shui Wai, Yuen Long, New Territories	Residential	113 250 m ² [5 660 m ²]	\$2,221 million (Subject to actual design by developer) [30 September 2021]	(d)	The total number of residential units shall not be less than 1 330.
102	9 July 2014	TSWTL 34 - Area 115, Tin Shui Wai, Yuen Long, New Territories	Residential	96 600 m ² [4 830 m ²]	\$1,968.3 million (Subject to actual design by developer) [30 September 2021]	(d)	The total number of residential units shall not be less than 1 140.
103	13 August 2014	TWTL 393 -Yeung Uk Road, Tsuen Wan, New Territories	Residential and Commercial/ Hotel	99 120 m ² (39 365 m ²) [59 755 m ²]	\$3,939.8 million (Subject to actual design by developer) [31 December 2021]	(d)	The total number of residential units shall not be less than 790.
104	13 August 2014	STTL 598 - Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	Residential	10 692 m ²	\$428 million (374) [30 June 2020]	(d)	The total number of residential units shall not be less than 180.
105	20 August 2014	TMTL 513 - Yan Ching Street, Area 10, Tuen Mun, New Territories	Residential	Not specified [1 174 m ²]	\$427.1 million (Subject to actual design by developer) [30 June 2019]	(d)	Maximum residential GFA 7 044 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 125.
106	20 August 2014	TMTL 512 - Lok Chui Street, Area 59, Tuen Mun, New Territories	Residential	1 253 m ²	\$156.4 million (Subject to actual design by developer) [30 June 2019]	(d)	

Item	Disposal date <small>Note 1</small>	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] <small>Note 2</small>	Premium (Estimated number of residential units <small>Note 3</small>) [Building covenant expiry date <small>Note 4</small>]	Current progress at site <small>Note 5</small>	Other restrictions under Conditions of Sale
107	29 September 2014	FSSTL 255 - Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	Residential	19 501 m ² [6 877 m ² - including the Public Carpark]	\$730 million (Subject to actual design by developer) [31 December 2019]	(d)	Maximum residential GFA 16 968 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 250.
108	5 November 2014	TPTL 213 - Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	Residential	66 500 m ²	\$2,542.9 million (Subject to actual design by developer) [30 June 2021]	(d)	
109	12 November 2014	TMTL 515 - King Sau Lane, Area 4, Tuen Mun, New Territories	Residential	44 192 m ²	\$1,051 million (Subject to actual design by developer) [30 September 2020]	(d)	The total number of residential units shall not be less than 735.
110	10 December 2014	STTL 601 - Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	36 000 m ²	\$2,138 million (Subject to actual design by developer) [31 March 2021]	(d)	
111	17 December 2014	YTIL 42 - Lei Yue Mun Path, Lei Yue Mun, Kowloon	Residential	29 160 m ²	\$1,582 million (Subject to actual design by developer) [30 June 2020]	(d)	The total number of residential units shall not be less than 345.
112	24 December 2014	Lot 758 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	3 369 m ²	\$290 million (Subject to actual design by developer) [30 September 2019]	(d)	
113	7 January 2015	STTL 587 - Tai Po Road - Tai Wai, Sha Tin, New Territories	Residential	13 755 m ²	\$773 million (Subject to actual design by developer) [30 September 2020]	(d)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale
114	27 January 2015	KCTL 518 - Hing Fong Road, Kwai Chung, New Territories	Residential	Not specified [810 m ²]	\$372.1 million (Subject to actual design by developer) [31 March 2020]	(d)	Maximum residential GFA 4 860 m ² for a pure domestic building if no non-residential GFA is proposed.
115	4 February 2015	TMTL 514 - Yip Wong Road, Area 18, Tuen Mun, New Territories	Residential	Not specified [2 428 m ²]	\$428.8 million (Subject to actual design by developer) [31 December 2020]	(d)	Maximum residential GFA 12 140 m ² for a pure domestic building if no non-residential GFA is proposed.
116	11 February 2015	NKIL 6532 - Lung Cheung Road, Beacon Hill, Kowloon	Residential	10 812 m ²	\$2,389.8 million (Subject to actual design by developer) [31 December 2020]	(d)	
117	4 March 2015	TPTL 225 - At the junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	83 660 m ²	\$3,480 million (Subject to actual design by developer) [30 September 2020]	(d)	

Note 1: Based on the date of auction/tender award.

Note 2: Maximum gross floor area (GFA) figures specified in the Conditions of Sale.

Note 3: The estimated number of residential units, if provided, is based on the information from the Buildings Department (BD) or the production forecast by the Rating and Valuation Department.

Note 4: Building covenant specified in the Conditions of Sale.

Note 5: The four categories of the current progress based on information from BD up to the end of January 2015 are:

- (a) the Government has received the contractor's notification of commencement of foundation works;
- (b) the Government has received the contractor's notification of commencement of general building and superstructure works;
- (c) occupation permit has been obtained; and
- (d) construction has not yet commenced.

- Note 6: A commercial/residential site, FSSTL 225, was sold by public auction on 5 May 2009. According to the development submission, the site will not be used for residential purposes.
- Note 7: The total flat number from a joint-development proposal on TPTL 200 and TPTL 201.
- Note 8: The total flat number from a joint-development proposal on Lot 724 in DD 332 and Lot 726 in DD 332.
- Note 9: The total flat number from a joint-development proposal on NKIL 6516 and NKIL 6517.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)130****(Question Serial No. 1213)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) Under Brief Description of Programme (1), it is mentioned that “In land management, the Department took land control actions leading to clearance of 7 936 government sites involving unlawful occupation of government land and handled 1 138 cases involving breaches of lease conditions.” Please advise on the number of these cases by district.
- (b) Under Matters Requiring Special Attention in 2015-16 of Programme (1), it is also mentioned that the Department “will continue to strengthen land control and lease enforcement work, including the stepping up of enforcement against unauthorised structures on private agricultural land.” What are the manpower and expenditure involved? Will there be any publicity programme on unauthorised structures on private agricultural land? If yes, what are the expenditure and details?

Asked by: Hon LEUNG Che-cheung (Member Question No. 6)

Reply:

- (a) The Lands Department (Lands D) takes land control action against unlawful occupation of government land and lease enforcement action against breach of lease conditions on private land. The numbers of cases with land control actions and lease enforcement actions taken by district are as follows:

District	Number of government sites cleared	Number of cases with lease enforcement actions taken
Hong Kong East	1 530	55
Hong Kong West & South	616	41
Kowloon East	803	63
Kowloon West	1 353	55
Islands	209	36
North	282	65

District	Number of government sites cleared	Number of cases with lease enforcement actions taken
Sai Kung	480	68
Sha Tin	408	35
Tuen Mun	193	38
Tai Po	542	157
Tsuen Wan & Kwai Tsing	648	200
Yuen Long	872	325
Total	7 936	1 138

- (b) In 2015-16, we estimate that a total of 216 posts involving an estimated staff cost of \$87.07 million will be deployed mainly to take up land control work, including the creation of two non-directorate posts with an additional staff cost of \$1.31 million. As regards lease enforcement, we estimate that a total of 107 posts involving an estimated staff cost of \$44.92 million will be deployed mainly to this area of work, including the creation of 13 non-directorate posts with an additional staff cost of \$4.68 million. As staff handling unauthorised structures on private agricultural land also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely for handling unauthorised structures on private agricultural land.

Lands D appointed an advertising agency in August 2014 to design and produce an Announcement in the Public Interest (API) to appeal to the public not to build, buy, rent or occupy any unauthorised structures erected on either private agricultural land or government land. The API has been broadcast on TV and radio since late October 2014. Relevant posters have also been displayed at District Offices, District Lands Offices, Rural Committees and Village Offices. The production cost of the API and posters was around \$0.45 million. In addition, the Department has written to the Estate Agents Authority, the Law Society of Hong Kong and the New Territories Heung Yee Kuk to solicit their support in disseminating to their members the message that unauthorised structures and unlawful occupation lead to serious consequences, and to invite the members of those organisations to watch out for unauthorised or unlawful structures and unlawful occupation of government land in the course of land transactions, particularly in the New Territories.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)131

(Question Serial No. 1082)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2015-16 of this Programme, it is said that the Government will step up enforcement against unauthorised structures on private agricultural land. Will the Government inform this Committee of: (1) the estimated operational expenses involved in this matter in 2015-16; and (2) the manpower and estimated expenditure on salaries involved?

Asked by: Hon LO Wai-kwok (Member Question No. 28)

Reply:

As staff handling unauthorised structures on private agricultural land also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely for handling unauthorised structures on private agricultural land. In the 2015-16 Estimates, we have earmarked provisions for the creation of a total of 13 non-directorate posts amounting to \$4.68 million to help step up enforcement action against unauthorised structures on private agricultural land. This will be on top of the existing 94 posts with portfolios covering mainly lease enforcement work (including lease enforcement concerning private agricultural land).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)132

(Question Serial No. 3171)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

According to Reply No. DEVB(PL)167 to the Examination of Estimates of Expenditure of last year, as at the position in March 2014, the Education Bureau had returned 51 vacant school premises (VSP) sites to the Planning Department for re-allocation. Of these VSP sites, 39 fall under the purview of the Lands Department but they have yet to be re-allocated for other uses. Please advise this Committee on the following:

- a. How many of the 39 VSP sites have been re-allocated, and what are the new uses of the sites? If re-allocation has yet to be made, what are the reasons for it?
- b. What is the condition of the VSP which have been re-allocated for other uses? Does the re-allocation involve reconstruction and renovation works? If yes, please specify the expenditure and timetable involved.

Asked by: Hon MA Fung-kwok (Member Question No. 4)

Reply:

- a. Among the 39 vacant school premises (VSP) sites falling within the purview of the Lands Department (Lands D), 16 VSP sites are wholly or partly on private lots held by the private land owners, meaning disposal of the sites should have regard to the rights of the land owners under the relevant leases. As at the end of February 2015, one VSP site had been sold by the Government as part of a residential sale site, five tenancies had been issued to non-profit making organisations for uses such as community and recreation centre, temporary office and training centre, and four government land allocations had been made to government bureaux/departments (B/Ds) for other uses. Most of the remaining 29 VSP sites are under application for various uses, such as community, welfare, cultural or recreational purposes; adventure training centre; and educational and exhibition centre or available for application for greening and community purposes.

- b. Those VSP sites put to gainful uses have been allocated to B/Ds or let to organisations or sold by the Government in their existing conditions. The demolition, reconstruction and renovation works, if required, would be undertaken by the respective allocatees, tenants or purchaser. Lands D does not have information on expenditure and timetable for those works, if applicable.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)133

(Question Serial No. 3151)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

It is said in the Programme that the number of lease enforcement cases increased substantially in 2014. In this connection, will the Government inform this Committee of the figures of suspected breaches of lease conditions reported by the public and detected through investigations initiated by the Government in 2014; the manpower and expenditure involved in the enforcement work; and the resources and manpower to be increased by the Lands Department to strengthen land control and lease enforcement work in 2015-16?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 50)

Reply:

Given the large area of land in Hong Kong, it is impracticable for the Lands Department (Lands D) to inspect every piece of land regularly. Lands D mainly acts upon receipt of complaints, referrals or enquiries. Arising from the complaints, referrals or enquiries received, Lands D in 2014 had taken lease enforcement action against 1 138 cases of lease breaches, which mainly involved erection of unauthorised structures on private agricultural land, misuse of carparking spaces and loading/unloading areas, non-conforming uses in industrial buildings, etc.

In 2014-15, lease enforcement work is mainly under the portfolio of 94 posts, involving staff cost of \$38.34 million. These posts will continue to be deployed on this aspect of work in 2015-16, involving an estimated staff cost of \$40.24 million.

In the 2015-16 Estimates, Lands D has earmarked provisions for the creation of 15 non-directorate posts at a cost of \$5.99 million to strengthen land control and lease enforcement work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)134

(Question Serial No. 3237)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the work to enhance and extend the Geospatial Information Hub service, will the Government inform this Committee:

- (1) of the patronage of the GeoInfo Map and GeoMobile Map HK in the past three years;
- (2) of the specific plan of enhancing and extending the Geospatial Information Hub service in 2015-16, its expected progress and the expenditure and manpower required; and
- (3) whether the Government has any plan to enhance publicity on the use of geographical and spatial information in 2015-16. If yes, what are the details, timetable and the expenditure and manpower required; if no, what are the reasons?

Asked by: Hon MOK Charles Peter (Member Question No. 49)

Reply:

- (1) GeoInfo Map and GeoMobile Map HK have provided a common geospatial information platform for delivering geospatial information to the public. The patronage of GeoInfo Map and GeoMobile Map HK for the past three financial years is listed as follows:

Financial Year	GeoInfo Map Total No. of Visitors (About)	GeoMobile Map HK Total No. of Visitors (About)
2012-13	4 000 000	1 300 000
2013-14	4 500 000	1 500 000
2014-15 (Up to end of February 2015)	4 800 000	1 200 000*

(* Note: In addition, until end of February 2015, there were about 760 000 visitors to the Lands Department (Lands D) mobile web map application, MyMapHK, which was launched on 26 June 2014 to provide improved mobile web map services.)

- (2) Since 2004, the Geospatial Information Hub (GIH) has been a unique web application service for provision of integrated geospatial information services to government bureaux/departments by using web browser via the Government Backbone Network.

In 2015-16, Lands D plans to conduct the following tasks for further enhancing the GIH services, through internal redeployment of resources:

- (a) enriching the land-related data content in GIH;
 - (b) connecting the GIH to a site information system of the Development Bureau;
 - (c) improving the overall performance of GIH by replacing the obsolete Geographic Information System (GIS) software and enhancing the existing system architecture.
- (3) In 2015-16, Lands D will actively participate in various publicity events, such as the Hong Kong Book Fair 2015, the InnoCarnival 2015, roadshows, etc., to promote mapping products and services as well as GIS applications to the general public. Moreover, Lands D plans to join the School Promotion Programme - "Know more about Government Service", to be jointly organised by the Education Bureau and Civil Service Bureau, to promote MyMapHK and to engage primary and secondary students on the use of geographical and spatial information. The above tasks are planned to be conducted using the existing resources and manpower of Lands D and by the staff concerned as part of their overall duties. Hence, we are unable to provide a breakdown of the expenditure solely involved with enhancing publicity on the use of geographical and spatial information.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)135

(Question Serial No. 0106)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

As revealed by the Secretary for Development at the press release for 2015-16 Land Sale Programme, an average number of 2,700 flats were produced each year during the period of 2005-2014 through Private redevelopment/development projects subject to lease modification/land exchange. Nevertheless, it is estimated that flat supply from this source will be totaled only 190 in 2013-14 and 2014-15. Will the Administration inform this Committee:

- (a) the reasons for the substantial reduction of flat supply from this source in recent years;
- (b) the number of applications the Lands Department has received and settled through the Pilot Scheme for Arbitration on Land Premium for lease modification and land exchange applications (the Pilot Scheme), since the announcement of implementation framework of Pilot Scheme on October 24, 2014. Please provide details of each of the cases;
- (c) given the use of the Pilot Scheme requires the consent of two contracting parties, what efforts to be taken and resources to be allocated in 2015-16 for promoting the Pilot Scheme; and
- (d) measures in addition to the Pilot Scheme to be taken by the Administration in 2015-16 to facilitate private redevelopment/development projects subject to lease modification/land exchange?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 36)

Reply:

- (a) The number of flats that could be provided through private redevelopment/development projects subject to lease modification/land exchange is forecast based on the average figures in the past ten years. The conclusion of lease modification/land exchange applications depends on progress on various aspects, such as finalisation of development parameters and other terms in the leases, resolution of any technical constraints, local consultation (if required) and negotiations on land premium. It is also dependent on the developers' willingness to complete the transaction and proceed with development. It is an interactive and dynamic process during which the applicants' development proposals and decision may also be influenced by the market and other commercial considerations. The number of applications concluded and the number of flats involved do vary from one year to another.
- (b) As at 16 March 2015, the Lands Department (Lands D) had taken the initiative to invite applicants of eight lease modification/land exchange cases to consider settling the premium disputes through arbitration under the Pilot Scheme for Arbitration on Land Premium (Pilot Scheme). While the reply to two recent invitations was pending as at 16 March 2015, the applicants for the other six cases had indicated their preference to continue the premium discussions through negotiation. On the other hand, the Department had declined one request for arbitration initiated by a private lot owner, having regard to the low priority accorded to that case which does not involve any net increase in floor area contributing to the policy objective of increasing land supply.
- (c) To promulgate the Pilot Scheme, Lands D has published an Information Note setting out the general procedures and requirements of the scheme. The Information Note was uploaded to the website of Lands D and shared with stakeholder groups in October 2014. The Pilot Scheme does not mandate the use of arbitration for the settlement of premium disputes; it provides parties concerned with an option to settle premium disputes through arbitration. Specifically, either Lands D or the applicant may propose for the other party's agreement to settle the premium disputes by arbitration when both parties have failed to agree on the premium after substantial exchanges of views, normally after at least two appeals by the applicant. The Government will continue to select suitable lease modification and land exchange cases which fulfill the general criteria as published in the Information Note and invite relevant applicants to use arbitration to determine the amount of land premium payable.

Regarding resources, Lands D will create four posts of one Senior Estate Surveyor, one Estate Surveyor and two Survey Officers (Estate) and will be given an annual provision of \$20 million for engaging outside experts to provide professional advice on specific issues in individual cases under the Pilot Scheme for two years from 2015-16 to 2016-17.

- (d) In recent years, Lands D has implemented a number of measures to streamline and expedite the processing of lease modification/land exchange applications and premium assessments. They include, amongst others, streamlining the consultation process where local consultations have been conducted within a reasonably short time on essentially the same development proposal; centralising at the Lands D Headquarters the premium assessments in respect of lease modifications/land exchanges involving a premium of over \$100 million or a gross floor area permissible after the lease modification/land exchange exceeding 10 000 square metres and the revitalisation of industrial building cases; using a new set of updated construction costs data as a common reference by the Government and market practitioners to facilitate agreement in premium negotiation. Lands D will continue to review and, where practicable, implement further suitable measures in consultation with stakeholders to facilitate land development, including the revision of Practice Notes to guide developers and practitioners concerning approval under lease.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)136

(Question Serial No. 1934)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

How is the Pilot Scheme for Arbitration on Land Premium implemented? How much government expenditure is involved? Has the Government received any views on the scheme after its implementation? If yes, what are the views? If no, what are the reasons?

Asked by: Hon TO Kun-sun, James (Member Question No. 38)

Reply:

To promulgate the Pilot Scheme for Arbitration on Land Premium (Pilot Scheme), the Lands Department (Lands D) has published an Information Note setting out the general procedures and requirements of the Pilot Scheme. The Information Note was uploaded to the website of Lands D and shared with stakeholder groups in October 2014. The Pilot Scheme does not mandate the use of arbitration for the settlement of premium disputes; it provides parties concerned with an option to settle premium disputes through arbitration. Specifically, either Lands D or the applicant may propose for the other party's agreement to settle the premium disputes by arbitration when both parties have failed to agree on the premium after substantial exchanges of views, normally after at least two appeals by the applicant.

As at 16 March 2015, Lands D had taken the initiative to invite applicants of eight lease modification/land exchange cases to consider using arbitration. While the replies on two recent invitations were pending as at 16 March 2015, the applicants for the other six cases had preferred to continue the premium discussions through negotiation. On the other hand, the Department had declined one request for arbitration initiated by the private lot owner, having regard to the low priority accorded to that case which does not involve any net increase in floor area contributing to the policy objective of increasing land supply.

The Government will continue to select suitable lease modification and land exchange cases which fulfill the general criteria for consideration of cases as published in the Information Note relating to the Pilot Scheme and invite relevant applicants to use arbitration to determine the amount of land premium payable.

On resources, Lands D will create four posts of one Senior Estate Surveyor, one Estate Surveyor and two Survey Officers (Estate) and earmark an annual provision of \$20 million for engaging outside experts to provide professional advice on specific issues in individual cases under the Pilot Scheme for two years from 2015-16 to 2016-17.

After the launch of the Pilot Scheme, the Government has received further comments from some stakeholders on the implementation details, specifically on the detailed terms of the draft template Arbitration Agreement. We will consider those comments in the light of actual experience to be gained from the implementation of the Pilot Scheme.

-End-

CONTROLLING OFFICER'S REPLY**DEVB(PL)137****(Question Serial No. 1951)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Given that 11.18 hectares of land were resumed in 2014, please provide the details and location of the land. What were the expenditures involved in the resumption?

Asked by: Hon TO Kun-sun, James (Member Question No. 56)

Reply:

A total of about 11.18 hectares (ha) of land were resumed in 2014 for implementation of projects, mainly for sewerage, road, public housing and other public works. The locations, expenditures involved and other details are as follows -

Location	Approximate area resumed (ha)	Proposed works	Estimated compensation expenditure (\$ million)
North	0.077	Sewerage works	3.4
Tai Po	1.188	Sewerage works	51.4
	0.711	Road works	35.0
Tuen Mun	5.592	Public housing and community facilities development	706.4
	3.532	Road works	462.8
	0.078	Sewerage works	9.6

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)138

(Question Serial No. 1108)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

On strengthening land control and lease enforcement work, will the Government inform this Committee:

1. of the manpower, the original estimate and the actual expenditure for the work in 2014-15; whether additional manpower and resources will be allocated for the work in 2015-16, and if yes, what is the number of staff to be increased, how many are newly created posts and what is the estimated expenditure involved; and
2. what specific actions will be taken by the Lands Department to step up enforcement against unauthorised structures on private agricultural land in 2015-16? What is the existing staffing level of the Department for the enforcement work? Is the staffing level able to cope with the stepping up of enforcement? If not, what is the amount of manpower to be increased, what are the posts involved, and how many of the newly created posts are civil servant posts and non-civil service contract staff posts respectively?

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 4)

Reply:

1. In 2014-15, government land control work is mainly under the portfolio of 214 posts involving staff cost of \$81.77 million, comparable to the original estimate. In 2015-16, these posts will continue to be deployed for land control work and the total estimated staff cost is \$85.76 million. In addition, we have earmarked provisions for the creation of two non-directorate posts with an additional staff cost of \$1.31 million.

In 2014-15, lease enforcement work is mainly under the portfolio of 94 posts involving staff cost of \$38.34 million, comparable to the original estimate. These posts will continue to be deployed for this aspect of work in 2015-16 and the estimated staff cost is \$40.24 million. In addition, we have earmarked provisions for the creation of a total of 13 non-directorate posts amounting to \$4.68 million for lease enforcement.

2. The Lands Department will continue to step up enforcement action against unauthorised structures on private agricultural land by various measures including, amongst others: (1) for unauthorised structures being erected on private agricultural land, issuing statutory notice under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) demanding the registered owners to demolish the unauthorised structures, or if the owners fail to do so, taking up the demolition work and recovering the costs so incurred; and (2) for the completed unauthorised structures, proceeding with re-entry action if breaches are not purged in good time after registration of warning letters in the Land Registry. As the staff handling unauthorised structures on private agricultural land also carry out other land administration duties, there is no separate breakdown on the number of staff deployed solely for handling unauthorised structures on private agricultural land. The 13 additional non-directorate civil service posts to be created in 2015-16 for lease enforcement will help strengthen our work in this area.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)139

(Question Serial No. 1110)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding the work to enhance and extend the Hong Kong Special Administrative Region Geospatial Information Hub service:

1. How will the Lands Department specifically implement the work in 2015-16? What measures will be involved and what are the details, objectives and implementation timetables of and the estimated expenditure and manpower for these measures? Will resources be earmarked or additional resources be allocated in 2015-16 to carry out the work and promote information sharing among different departments in the light of the proposal to use Kowloon East as a pilot area to explore the development of a Smart City as put forward in the Policy Address? If yes, what are the details; if no, what are the reasons?
2. Were assessment and review conducted regarding the performance, progress and effectiveness of the Department in taking forward the work in 2014-15? If yes, what are the findings and the follow-up actions? If no, what are the reasons and will such assessments and reviews be conducted in future? Is the Department generally satisfied with the performance and effectiveness in the work?
3. Are there any specific data indicating the changes in the patronage of and accessibility to the geospatial information among government employees in the past three financial years? If yes, what are the details; if no, how will the Department evaluate whether the geospatial information has been more widely used by government employees?

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 7)

Reply:

1. Since December 2004, the Geospatial Information Hub (GIH) has been a unique web application service for provision of integrated geospatial information services to government bureaux/departments (B/Ds) by using web browser via the Government Backbone Network.

In 2015-16, the Lands Department (Lands D) plans to conduct the following tasks for further enhancing the GIH services:

- (a) enriching the land-related data content in GIH;
- (b) connecting the GIH to a site information system of the Development Bureau (DEVB);
- (c) improving the overall performance of GIH by replacing the obsolete Geographic Information System software and enhancing the existing system architecture.

Regarding the Smart City initiative, Lands D is collaborating with the Energizing Kowloon East Office of DEVB in using Kowloon East as a pilot area for exploring the use of geospatial technologies to better serve the community.

Lands D will deploy internal resources to deliver the above services.

- 2. The GIH services provided to different B/Ds were well received. Lands D continues to receive requests from different B/Ds for provision of GIH services. Internally, the Survey & Mapping Office of Lands D has implemented an Environmental and Quality Management System for ensuring the quality of the services provided.
- 3. The GIH has been well received as a significant e-government initiative promoting data sharing and realising the concept of a joined-up government. The usage statistics of the GIH for the past three financial years are listed as follows:

Financial Year	Total No. of GIH Accounts (About)	Average Monthly Access Rate (About)	B/Ds Involved
2012-13	6 800	24 300	65
2013-14	7 200	28 800	66
2014-15 (Up to end of February 2015)	7 500	34 200	66

Moreover, more than five B/Ds have approached Lands D in 2014-15 for assistance in adding data/functions to the GIH for facilitating their departmental business requirements.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)140****(Question Serial No. 2607)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide details about the land resumed under the Lands Resumption Ordinance in the past five years. What are the location and the area of the resumed sites? What was the expenditure involved? What are the planned land uses for these sites?

Asked by: Hon WU Chi-wai (Member Question No. 1)

Reply:

The Government resumes land under different ordinances, depending on the context of resumption. As far as resumption under the Lands Resumption Ordinance (Cap. 124) is concerned, a total of about 8.98 hectares (ha) of land were resumed over the past five years for implementation of five public works projects as tabulated below-

Year	Number of projects involving resumption under the Lands Resumption Ordinance	Location	Area resumed under the Ordinance (ha) (about)	Latest estimated compensation expenditure (\$ million) (about)	Proposed land use
2010	1	North	1.946	53.0	Formation of village resite area
2011	0	-	-	-	-
2012	2	North	1.245	111.0	Regulation of Shenzhen River
		Tai Po	0.197	17.0	Bathing beach development
2013	0	-	-	-	-

Year	Number of projects involving resumption under the Lands Resumption Ordinance	Location	Area resumed under the Ordinance (ha) (about)	Latest estimated compensation expenditure (\$ million) (about)	Proposed land use
2014	2	Tuen Mun	5.592	706.4	Public housing and community facilities development (involving two projects in terms of the scope of works)

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)141

(Question Serial No. 1309)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding use of government land under short term tenancies (STTs), please advise this Committee on the following:

1. the number of sites granted for use as temporary fee-paying car parks over the past three years (2012, 2013 and 2014) and the details of the car parks, including the location of the sites, the parking spaces available for various types of vehicles and their term of tenancy;
2. the number of sites for use as temporary fee-paying car parks resumed over the past three years (2012, 2013 and 2014) and the details of the car parks, including the location of the sites, the parking spaces available for various types of vehicles and the years of tenancy taken up;
3. the number of hectares of land to be used as temporary fee-paying car parks out of the 35 and 12.63 hectares of land for STTs to be let by tender and by direct grant respectively in 2015, the location of the sites and the estimated number of parking spaces available for various types of vehicles; and
4. the number of sites granted by way of STTs for use as temporary fee-paying car parks to be resumed in 2015 for other development uses, the location of the sites to be resumed and the number of various types of vehicles to be affected.

Asked by: Hon YICK Chi-ming, Frankie (Member Question No. 25)

Reply:

1. The location, number and area of short term tenancies (STTs) for temporary fee-paying car park use issued in each of the past three years are tabulated below:

District Lands Office (DLO)	2012-13		2013-14		2014-15 (up to 31 December 2014)	
	Number of STTs issued in the year for fee-paying carpark	Area (m ²)	Number of STTs issued in the year for fee-paying carpark	Area (m ²)	Number of STTs issued in the year for fee-paying carpark	Area (m ²)
Hong Kong East	2	14 950	2	6 500	3	7 440
Hong Kong West & South	1	7 360	1	1 220	1	1 230
Kowloon East	8	73 260	7	51 840	5	16 660
Kowloon West	1	4 100	4	20 360	1	4 440
Islands	1	24 700	1	21 800	1	4 990
North	8	44 280	5	25 420	2	2 485
Sai Kung	0	-	1	11 700	4	10 850
Sha Tin	7	34 340	3	12 840	5	23 729
Tuen Mun	4	5 997	1	4 630	0	-
Tai Po	3	17 100	3	31 760	0	-
Tsuen Wan & Kwai Tsing	5	29 780	3	8 180	7	22 499
Yuen Long	0	-	0	-	1	2 910
Total	40	255 867	31	196 250	30	97 233

STTs for temporary fee-paying carpark are normally granted for a fixed term of one year and thereafter quarterly. We do not have readily available statistics on the number of parking spaces in these STTs, which would generally depend on the tenants' layout, unless mandated in the tenancy.

- For the past three years, a total of 127 temporary fee-paying carparks on STTs were terminated and 48 sites of those terminated cases have been re-tendered for the same use. We do not have readily available information on the details of those terminated STTs as requested.

3. The estimated areas for STTs by direct grant and by tender in 2015 are 12.63 hectares and 35 hectares respectively. No site intended to be let by direct grant is for use as temporary fee-paying carpark purposes. Out of the estimated 35 hectares of land for STTs to be let by tender, about 19 hectares of land are currently intended to be let for temporary fee-paying carpark purposes, of which about 12.3 hectares comprise re-tender cases. As this is an estimate, details such as the specific locations are not available.

4. In general, the Lands Department (Lands D) would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term uses. Where the long-term use is yet to be determined or is not yet due for implementation, Lands D would try to put the site to appropriate temporary use(s), including temporary uses by government bureaux or departments, by temporary government land allocations or by parties outside the Government through STTs. The short-term grant of government land should not prejudice permanent development or long-term use as intended by the Government, including that which is in accordance with the zoning of the land as shown on the statutory plan. If there is a need for permanent development of a particular site, the short-term use would be terminated at an appropriate time to tie in with the permanent development programme and in accordance with the conditions of the temporary government land allocation or STT. Of the 34 sites within the 2015-16 Land Sale Programme, two residential sites would require termination of temporary fee-paying carparks on STTs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)142

(Question Serial No. 0478)

Head: (100) Marine Department
Subhead (No. & title): (603) Plant, vehicles and equipment
Programme: (2) Port Services
Controlling Officer: Director of Marine (Michael W L WONG)
Director of Bureau: Secretary for Development

Question:

Please provide justification for “Replacement of hydrographic survey launch ‘Hydro 2’” under Item 832, Subhead 603, and the estimated expenditure in Financial Year 2015-16.

Asked by: Hon LEE Cheuk-yan (Member Question No. 9)

Reply:

The existing ‘Hydro 2’ has been in service for 17 years and is approaching the end of its serviceable life. She shows signs of aging such as reduction in service speed and increase in maintenance time and cost. A few key control systems and machinery are without spare parts support. It is necessary to replace the vessel to ensure that the Department’s hydrographic survey work will not be affected.

The estimated expenditure in Financial Year 2015-16 is \$4.5 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)143

(Question Serial No. 0192)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

How much resources will be deployed by the Planning Department to commence and conduct the updating of the territorial development strategy? What are the specific details and contents? Will it involve a review of the town planning standards? If yes, what are the details? If no, what are the reasons?

Asked by: Hon CHAN Han-pan (Member Question No. 4)

Reply:

As announced in the 2015 Policy Address, Planning Department will undertake an updating exercise for the territorial development strategy. The exercise is known as "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("HK2030+"). It is conducted mainly using in-house manpower and resources of Planning Department as part of its overall duties, supported by the joint-up efforts of other relevant government bureaux/departments and engagement of professional consultancy services as necessary. Among others, the following technical assessments are being/will be undertaken by external expertise and professional services -

- (a) Review of Land Requirement for Grade A offices, Business and Industrial Uses: to review future floor space and land requirements for Grade A offices, Business and Industrial uses in Hong Kong, and to formulate a broad spatial planning strategy to meet the projected demand. The review commenced in April 2014 for completion in mid-2015. The contract sum is \$4.009 million;
- (b) Strategic Environmental Assessment: to identify any environmental concerns early in the planning process, and to propose the strategic environmental action plan to maximise environmental gain and ensure an acceptable environment in future. The assessment commenced in end March 2015. The contract sum is \$4.854 million; and

- (c) Transport and Land Use Assessment: to assess and prioritise major long-term development opportunities from the transport perspective with a view of formulating an optimised distribution of population and employment. The assessment is tentatively scheduled to commence in mid-2015.

Expenses may also be incurred for other relevant technical assessments and professional services including production of study documents and engagement with relevant stakeholders.

HK2030+ aims to provide an updated territorial spatial planning framework for the future development of Hong Kong and set out the broad directions to be adopted by the Government for land supply and town planning at the strategic level. The exercise will not specifically look into the Hong Kong Planning Standards and Guidelines (HKPSG). However, where the findings and recommendations of the exercise point to areas where revisions/updating of the existing HKPSG are warranted, this will be taken forward in accordance with the established mechanism for revision of HKPSG.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)144

(Question Serial No. 2073)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Currently, is there any restriction on the number of times for a landowner to submit a rezoning application for the same site? Is there any restriction on the number of times a review application can be submitted?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 752)

Reply:

In accordance with the Town Planning Ordinance (Cap.131) (TPO), any person may apply at any time under section 12A for consideration of any proposal to amend any approved plan including amending the zoning of any site. TPO does not require the applicant to be the landowner and does not restrict the number of applications for amendment of plan under section 12A. There is no provision under TPO for review of the Town Planning Board's decisions on section 12A applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)145

(Question Serial No. 2045)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2015-16, the Planning Department states that it will commence and manage the Cross-boundary Travel Survey 2015 (the Survey). In this connection, please inform this Committee of the following:

1. What are the specific scope and methodology adopted for the Survey? What is the estimated number of passengers to be interviewed?
2. What are the expenses and manpower required for the Survey?
3. What is the estimated time span for conducting the Survey? When will the results of the Survey be released?

Asked by: Hon FANG Kang, Vincent (Member Question No. 1)

Reply:

1. The Cross-boundary Travel Survey 2015 (the Survey) is for the collection of information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of trip makers by interviewing cross-boundary passengers and drivers at control points. The main fieldwork of the Survey will be carried out at ten control points in the fourth quarter of 2015. About 56 000 cross-boundary passengers and 14 000 cross-boundary vehicle drivers will be randomly selected for face-to-face interviews.
2. The total estimated cost for the Survey is \$5.4 million. The Survey will be outsourced to a contractor, and the manpower required for managing the survey contract will be absorbed by the existing provision of Planning Department.

3. The Survey will be conducted in 14 consecutive days in the fourth quarter of 2015. Upon completion of collation and analysis of information collected by the Survey, the results of the Survey will be released to the public in the second half of 2016.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)146

(Question Serial No. 2047)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

It is stated under Matters Requiring Special Attention in 2015-16 that the Planning Department will continue to conduct land use reviews to increase housing and office land supply and undertake necessary statutory planning work to facilitate delivery of sites. In this connection, will the Government inform this Committee of:

1. the anticipated total number of sites for which reviews will be conducted this year, the total land area involved and the floor area of flats and offices that can be built.
2. the details of the locations of the sites involved, the area and the floor area of each site and the types of flats and offices involved.

Asked by: Hon FANG Kang, Vincent (Member Question No. 3)

Reply:

To increase housing land supply in the short to medium term, the Planning Department (PlanD) has carried out land use reviews over the whole territory on the government land currently vacant, under Short Term Tenancies or different short-term, Government, Institution or Community and other government uses, as well as Green Belt sites. Some 150 potential housing sites have been identified, and most of them may be made available for housing development in the five years of 2014-15 to 2018-19 for providing over 210 000 flats, subject to timely amendments to their respective statutory plans. As regards PlanD's continued efforts in 2015-16 as enquired by sub-questions (1) and (2), details of major land use reviews and planning studies relating to housing and office land supply being undertaken by PlanD in 2015-16 are set out below:

	Land Use Review / Planning Study	Responsible Departments	Estimated Completion Year	Latest Findings or Progress
1	Planning and Engineering Study on the Remaining Development in Tung Chung	PlanD and the Civil Engineering and Development Department (CEDD)	2015	The Stage 3 Public Engagement was launched from 15 August to 31 October 2014 to solicit public views on the draft recommended outline development plan (RODP). According to the draft RODP, about 48 000 flats are proposed to be provided in the extension areas. Apart from housing, land would be reserved for different business facilities to promote Tung Chung's development as a regional business node and create more job opportunities. The draft RODP is being revised taking into account, amongst other considerations, the public comments received. The environmental impact assessment and preparation of statutory plans are underway.
2	2014 Area Assessments of Industrial Land in Territory	PlanD	2015	Site inspections and questionnaire surveys of existing industrial buildings have been completed. The findings and recommendations of the study on the potential for commercial/office uses are being finalised and will be published later this year.
3	Land Use and Traffic Study for Caroline Hill Road Site	PlanD	2015	Preliminary assessments on the land use and traffic impact have been completed. Findings and recommendations of the study on commercial/office uses are underway.

	Land Use Review / Planning Study	Responsible Departments	Estimated Completion Year	Latest Findings or Progress
4	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty-Feasibility Study	PlanD	2015	Technical assessment of the draft recommended development scheme with a proposed gross floor area of 93 300 square metres for commercial/office uses is underway. Findings and recommendations of the study are underway.
5	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station-Feasibility Study	PlanD	2016	The study, commenced in early 2015, examines the development potential of the site for a comprehensive development including residential, commercial/office/hotel, open space and/or government, institution or community facilities.
6	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	PlanD and CEDD	2016	The Stage 2 Community Engagement was launched from 14 March to 17 May 2014 to solicit public views on the draft RODP, under which about 1 900 flats are proposed to be provided. There were mixed views on the development theme and implementation mechanism. Public views will be considered in finalising the RODP and further technical assessments will be carried out to ascertain the feasibility of the recommended development proposal.

Land Use Review / Planning Study	Responsible Departments	Estimated Completion Year	Latest Findings or Progress
7	Preliminary Land Use Study for Lam Tei Quarry and its Adjoining Areas	PlanD and CEDD	2017 The study will examine the development potential of the Lam Tei Quarry site and its adjoining areas and identify suitable land uses, including residential, commercial, office, and other uses. Consultant selection process is being prepared. The study is scheduled for commencement in the fourth quarter of 2015.

Since the above reviews/studies are still in progress, we have yet to have a concrete estimate on the number of sites or area of land that could be used for housing and office purposes. The Government will take appropriate follow-up actions in the light of the outcomes of the respective reviews/studies.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)147

(Question Serial No. 2337)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Regarding enforcement and prosecution actions taken against unauthorised developments in the rural New Territories last year:

- 1) please provide the details of the departmental expenditure incurred by enforcement and prosecution actions, including the annual total expenditure, the number of staff involved in taking prosecution actions, the number of cases handled by court, the number of reviews, and the number of appeals handled;
- 2) among the cases where prosecution actions were taken against unauthorised developments, how many were convicted, and what are the details of the unauthorised developments and the amount of fine each case involved;
- 3) what are the criteria adopted by the Government in making the following estimates for the coming year:
 - a) the number of reports on alleged unauthorised developments investigated;
 - b) the number of warning letters/compliance reminders and enforcement/stop/reinstatement notices issued;
 - c) the number of unauthorised developments discontinued/regularised;
 - d) the number of prosecutions/reviews in magistracy and appeals handled; and
 - e) the number of judicial reviews handled?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 58)

Reply:

- 1) Planning enforcement and prosecution actions against unauthorised developments (UDs) are undertaken by 68 staff of the Planning Department (PlanD). As the work is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown of the expenditure or resources solely for this area of work. In 2014, PlanD instigated 25 prosecutions in magistracy, handled one magistracy review and one appeal at the High Court.

2) The breakdown of prosecution actions taken in 2014 is provided below :

	2014
Number of prosecution cases instigated (Number of summonses)	25 (65)
Number of cases successfully convicted (Number of summonses)	32 (62)
Total fine for each case	Ranged from \$25,000 to \$395,928*

* Position as at 28 February 2015

For the above 25 prosecution cases instigated in 2014, the number of cases by type of use is provided below :

Type of UDs	2014
Workshop	1
Storage	16
Container-related uses	2
Vehicle park	5
Filling of pond/land	1
Total	25

3) Generally speaking, the estimates for 2015 on (a) the number of reports on alleged UDs investigated, (b) the number of warning letters/compliance reminders and enforcement/stop/reinstatement notices issued, (c) the number of UDs discontinued/regularised and (d) the number of prosecution/review in magistracy and appeal handled are made taking into account the actual outputs in the past five years (2010 to 2014). For (b) to (d), the estimates have been further adjusted to reflect the downward trends in the number of notice recipients per notice, the significant increase in the number of cases discontinued/regularised in 2014 and the number of outstanding cases pending assessments for prosecution actions.

For (e), the estimate for 2015 on the judicial reviews handled reflects the estimate for the whole department instead of cases confining to enforcement and prosecution actions. In 2014, there was no judicial review related to enforcement actions instigated by the Planning Authority.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)148****(Question Serial No. 2338)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

On the change of land use of agricultural land:

- 1) For the past five years (2010, 2011, 2012, 2013 and 2014), how many applications for planning permission in “Green Belt” and “Agriculture” zones were approved? What were the approved uses?

Year	Workshop	Open storage	Container storage	Vehicle park	Vehicle dumping/ breaking yard	Container vehicle/ trailer park	Warehouse, eating place and service industries	Small house	Residential use	Others *please specify
2010										
2011										
2012										
2013										
2014										

- 2) For the past five years (2010, 2011, 2012, 2013 and 2014), how many applications for planning permission in “Green Belt” and “Agriculture” zones not supported by the Director of Agriculture, Fisheries and Conservation (DAFC) were finally approved?
- 3) For the past five years (2010, 2011, 2012, 2013 and 2014), how many rezoning applications in “Green Belt” and “Agriculture” zones not supported by DAFC were finally approved?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 59)

Reply:

- 1) The number of planning applications under section 16 of the Town Planning Ordinance (TPO) in respect of sites within “Green Belt” (“GB”) or “Agriculture” (“AGR”) zones for which planning permission from the Town Planning Board (TPB) was obtained in the past five years (2010, 2011, 2012, 2013 and 2014) set out by uses being applied for are as follows:

Year Applied Use	2010	2011	2012	2013	2014
Workshop	0	0	0	1	0
Open storage	9	11	7	10	14
Vehicle park	4	5	5	4	5
Warehouse, eating place and service industries	6	7	7	8	8
Small house	95	97	124	117	145
Residential use	1	6	2	3	5
Others*	17	25	28	20	26
Mixed uses [#]	8	7	7	5	6
Total	140	158	180	168	209

* Others include place of recreation, sports and culture, religious use, social welfare facility, public utility installation, utility installation for private project, school, animal boarding establishment, training centre, burial ground, government refuse collection point, film studio, columbarium, and petrol filling facilities.

Mixed uses include various combination of workshop, open storage, container storage, vehicle park, vehicle dumping/breaking yard, container vehicle/trailer park and warehouse.

- 2) All applications for planning permission, including those within the “GB” or “AGR” zones, were circulated to relevant government departments for comment. TPB takes into account all relevant planning considerations, including departmental comments before making decisions on these applications. There is no readily available record on the number of approved applications which were not supported by individual departments, including the Agriculture, Fisheries and Conservation Department. Due to the large number of applications involved, the required information could not be compiled within the limited time.

- 3) Three rezoning applications from the public under section 12A of TPO in respect of sites within “GB” or “AGR” zones were approved by TPB^{Note} in the past five years, of which one application concerning “AGR” zone was not supported by the Director of Agriculture, Fisheries and Conservation.

^{Note} If TPB accepts a rezoning application from the public under section 12A of TPO, the relevant statutory plan will then be amended and published for public inspection in accordance with the provisions of TPO.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)149****(Question Serial No. 2340)**

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

- 1) Please list in the following tables the number of complaints against unauthorised developments (UDs) within "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA"), "Green Belt" ("GB") and "Agriculture" ("AGR") zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; the number of prosecution cases and the number of persons convicted in these cases last year.

Year	No. of complaints on alleged UD's within "CA" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2014					

Year	No. of complaints on alleged UD's within "CPA" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2014					

Year	No. of complaints on alleged UD's within "GB" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2014					

Year	No. of complaints on alleged UD's within "AGR" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2014					

- 2) What are the lots (with the locations and area provided) damaged by UD's within "CA" and "CPA" zones last year?
- 3) What are the shortest, average and longest time (number of days) taken to issue ENs after receipt of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones?
- 4) What are the shortest, average and longest time (number of days) taken to issue RNs after receipt of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones?
- 5) What are the shortest, average and longest time (number of days) taken to issue compliance notices after issuance of ENs in respect of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones?
- 6) What are the shortest, average and longest time (number of days) taken to issue compliance notices after issuance of RNs in respect of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones?
- 7) What are the estimated expenditure and manpower involved in the next financial year (2015-16) for enforcement and prosecutions in respect of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones, and the change as compared with that of 2014-15?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 61)

Reply:

- 1) The number of complaints against alleged unauthorised developments (UDs) within "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA"), "Green Belt" ("GB") and "Agriculture" ("AGR") zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; the number of prosecution cases and the number of persons convicted in these cases in 2014 are as follows:

Year	No. of complaints on alleged UDs within “CA” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2014	36	19 (9)	0 (0)	14 (2)	0 (0)

Year	No. of complaints on alleged UDs within “CPA” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2014	17	41 (8)	0 (0)	20 (3)	0 (0)

Year	No. of complaints on alleged UDs within “GB” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2014	166	322 (48)	0 (0)	138 (26)	4 (8)

Year	No. of complaints on alleged UDs within “AGR” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2014	253	485 (92)	0 (0)	168 (40)	14 (34)

- 2) We do not have readily available information on private lots damaged by UDs within “CA” and “CPA” zones in the last year. Significant resources are required for compiling the relevant lot details. To give an indication of the situation, below is a breakdown by broad districts in the rural New Territories (NT) showing the land area (irrespective of land status) that had been served with EN in “CA” and “CPA” zones in 2014:

Year	Land Area (hectares)			
	North West NT	North East NT	South East NT	Islands
2014	3.45	0.32	0.17	-

3) to 6)

We do not have readily available information on the time taken to issue statutory notices after receipt of complaints on cases in “CA”, “CPA”, “GB” and “AGR” zones. Our performance pledge is to complete the site inspection (SI) within four weeks upon receipt of complaints. The collection of evidence takes time and this varies from case to case. The time taken from the first SI of investigating an UD to the issue of EN and RN, as well as the time taken to issue a compliance notice after the issuance of EN and RN thus differ for individual cases.

7) As compared with 2014-15, there will be no increase in the manpower and resources for planning enforcement in 2015-16. As the work is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown of the expenditure or resources deployed solely on complaints against UDs within “CA”, “CPA”, “GB” and “AGR” zones. We will continue to monitor closely cases of UDs and take appropriate follow-up actions in a timely manner in order to prevent deterioration of the environment in the rural NT.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)150

(Question Serial No. 1797)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

In 2015-16, the Planning Department (PlanD) will commence and conduct the updating of the territorial development strategy. It officially launched the study known as “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (HK2030+) last month, which would last for two years.

However, the Government does not have any specific population policy so far. Recently, the Chief Executive announced in his Policy Address that the Capital Investment Entrant Scheme would be suspended, but nothing was mentioned about the formulation of a detailed population policy to address the problem of population ageing. It was only stated that a talent list would be drawn up. As such, what will be the projected population figures used by PlanD as the basis for planning when it conducts its study work in HK2030+?

What is the study brief for HK2030+? What are the main points?

Asked by: Hon IP Kwok-him (Member Question No. 4)

Reply:

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (HK2030+) aims to provide an updated spatial planning framework and broad directions for planning of land and infrastructure development of Hong Kong beyond 2030. The major study tasks include baseline review (including demand/supply assessment), consolidation of key planning issues, option generation and evaluation, impact assessments, and strategy formulation. It is mainly conducted by in-house staff of the Planning Department (PlanD) as part of their overall duties with joint-up efforts of relevant bureaux/departments and supported by technical assessments undertaken/to be undertaken by external expertise and professional services.

With respect to population, the Chief Secretary for Administration's Office released a report on "Population Policy - Strategies and Initiatives" on 15 January 2015. PlanD will conduct HK2030+ having regard to the published report and the most up-to-date population projection available (currently being 8.47 million by 2041) among other planning factors and implications. It should be noted that the population projection is a reference that would be taken as one of the relevant inputs to the update of the territorial development strategy transcending 2030 and that the population is still projected to be on a general growing trend.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)151****(Question Serial No. 1558)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 9 that “in 2014, work on enforcement and prosecution against unauthorised developments continued, with 2 049 statutory notices issued for enforcement, and 62 defendants in respect of 32 cases successfully convicted.”

A. Among the statutory notices issued last year, what irregularities were involved?

Irregularities	No. of cases	No. of cases rectified

B. Please list the cases that were successfully prosecuted. What legislations were breached and what punishment was imposed?

Districts involved	Offences convicted	Punishment

C. What are the details of the staff establishment in the Department for carrying out enforcement and prosecution actions against unauthorised developments? Has the Government taken the initiative to investigate the subdivision of flats, illegally operated hostels and storage of parallel goods in buildings?

Asked by: Hon LAM Kin-fung, Jeffrey (Member Question No. 49)

Reply:

A. Among the 2 049 statutory notices issued last year, the number of cases served with enforcement notice (EN) and reinstatement notice (RN), and the number of cases rectified (i.e. through discontinuance of unauthorised development (UD), obtaining planning permission from the Town Planning Board, or completion of reinstatement of UD site) is provided below :

Irregularities	No. of cases (No. of notices)	No. of cases rectified* (No. of notices)
EN to require discontinuance of UD	294 (1 637)	112 (633)
RN to require reinstatement of UD site	80 (412)	30 (176)
Total	374 (2 049)	142 (809)

* Position as at 28 February 2015

- B. For the 32 cases successfully convicted in 2014, the type of offences convicted and the punishment are provided below :

Districts involved	Offences convicted under section 23(6) of the Town Planning Ordinance		Punishment Total fine for each case*
	No. of cases involving non-compliance with EN (No. of defendants)	No. of cases involving non-compliance with RN (No. of defendants)	
North-west New Territories	16 (32)	3 (4)	Ranged from \$25,000 to \$395,928
North-east New Territories	8 (17)	5 (9)	Ranged from \$25,000 to \$300,000
Total	24 (49)	8 (13)	

* Position as at 28 February 2015

- C. The enforcement power of the Planning Authority under the Town Planning Ordinance is confined to areas previously covered by Development Permission Area Plans in the rural New Territories. The planning enforcement and prosecution actions are carried out by 68 staff of the Planning Department. They patrol the rural New Territories regularly to identify if any suspected UD has taken place. Site inspection will also be conducted when there are complaints and/or referrals from the public or other government departments. If sufficient evidence has been collected to prove that an UD has taken place, planning enforcement action would be instigated under the Town Planning Ordinance.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)152****(Question Serial No. 3228)**

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of :

- (1) the number of complaints against unauthorised developments (UDs) within "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA"), "Green Belt" ("GB") and "Agriculture" ("AGR") zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; the number of prosecution cases and the number of persons convicted in these cases in the past six years;

Year	No. of complaints on alleged UD's within "CA" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2009					
2010					
2011					
2012					
2013					
2014					

Year	No. of complaints on alleged UD's within "CPA" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2009					
2010					
2011					
2012					
2013					
2014					

Year	No. of complaints on alleged UD's within "GB" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2009					
2010					
2011					
2012					
2013					
2014					

Year	No. of complaints on alleged UD's within "AGR" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2009					
2010					
2011					
2012					
2013					
2014					

- (2) the lots (with the locations and area provided) damaged by UD's within "CA" and "CPA" zones in the past six years;
- (3) the shortest, average and longest time (number of days) taken to issue ENs after receipt of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones;
- (4) the shortest, average and longest time (number of days) taken to issue RNs after receipt of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones;
- (5) the shortest, average and longest time (number of days) taken to issue compliance notices after issuance of ENs in respect of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones;
- (6) the shortest, average and longest time (number of days) taken to issue compliance notices after issuance of RNs in respect of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones; and
- (7) the estimated expenditure and manpower involved in the next financial year (2015-16) for enforcement and prosecutions in respect of the above complaints against UD's within "CA", "CPA", "GB" and "AGR" zones, and the change as compared with that of 2014-15?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 535)

Reply:

- (1) The number of complaints against alleged unauthorised developments (UDs) within “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”), “Green Belt” (“GB”) and “Agriculture” (“AGR”) zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; the number of prosecution cases and the number of persons convicted in these cases in the past six years are as follows:

Year	No. of complaints on alleged UD ^s within “CA” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2009	18	4(2)	2(2)	11(5)	1(0)
2010	35	11(5)	0(0)	9(3)	0(0)
2011	44	85(20)	13(2)	57(14)	2(5)
2012	43	76(10)	0(0)	18(7)	1(1)
2013	48	28(4)	0(0)	6(3)	0(0)
2014	36	19(9)	0(0)	14(2)	0(0)

Year	No. of complaints on alleged UD ^s within “CPA” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2009	18	19(6)	0(0)	16(4)	0(0)
2010	24	4(2)	0(0)	1(1)	1(1)
2011	39	47(10)	0(0)	11(4)	2(2)
2012	28	28(4)	0(0)	29(5)	3(6)
2013	36	19(5)	0(0)	4(2)	0(0)
2014	17	41(8)	0(0)	20(3)	0(0)

Year	No. of complaints on alleged UD ^s within “GB” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2009	118	369(50)	0(0)	149(22)	4(10)
2010	119	336(46)	0(0)	101(15)	6(18)
2011	161	268(33)	0(0)	88(14)	8(13)
2012	243	372(61)	0(0)	63(14)	8(37)
2013	201	317(49)	0(0)	208(29)	14(17)
2014	166	322(48)	0(0)	138(26)	4(8)

Year	No. of complaints on alleged UDs within “AGR” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2009	190	595(92)	1(1)	124(28)	37(60)
2010	239	568(108)	0(0)	162(28)	26(50)
2011	220	494(88)	0(0)	125(20)	26(57)
2012	245	560(101)	0(0)	332(47)	18(29)
2013	262	442(88)	0(0)	153(34)	18(45)
2014	253	485(92)	0(0)	168(40)	14(34)

- (2) We do not have readily available information on the private lots damaged by UDs within “CA” and “CPA” zones in the past six years. Significant resources are required for compiling the relevant lot details. To give an indication of the situation, below is a breakdown by broad districts in the rural New Territories (NT) showing the land area (irrespective of land status) that had been served with EN in “CA” and “CPA” zones in the past six years:

Year	Land Area (hectares)			
	North West NT	North East NT	South East NT	Islands
2009	4.34	0.17	0.07	0
2010	1.65	1.71	0.65	0
2011	11.10	0.61	0.50	0.23
2012	2.77	0.02	0.41	0
2013	0.97	0	0.16	0
2014	3.45	0.32	0.17	0

- (3) to (6) We do not have readily available information on the time taken to issue statutory notices after receipt of complaints on cases in “CA”, “CPA”, “GB” and “AGR” zones. Our performance pledge is to complete the site inspection (SI) within four weeks upon receipt of complaints¹. The collection of evidence takes time and this varies from case to case. The time taken from the first SI of investigating an UD case to the issue of EN and RN, as well as the time taken to issue a compliance notice after the issuance of EN and RN thus differ for individual cases.

¹ In the past six years, the Planning Department met the performance pledge by investigating all the complaints against UDs within the “CA”, “CPA”, “GB” and “AGR” zones within four weeks upon receipt of complaints.

- (7) As compared with 2014-15, there will be no increase in the manpower and resources for planning enforcement in 2015-16. As the work is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown of the expenditure or resources deployed solely on complaints against UDs within “CA”, “CPA”, “GB” and “AGR” zones. We will continue to monitor closely cases of UDs and take appropriate follow-up actions in a timely manner in order to prevent deterioration of the environment in the rural NT.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)153

(Question Serial No. 1084)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Regarding the proposed development for ex-Lamma Quarry Area, it is estimated that the development will increase the population in the southern part of Lamma Island by tenfold. As such, will the Government conduct an island-wide social, economic and tourist survey to examine the possible impacts of the proposed "ex-Lamma Quarry Area" development on the life of local residents and the business of small enterprises on Lamma Island? If so, when will the survey commence? What will be the staff establishment and expenditure involved?

Asked by: Hon LO Wai-kwok (Member Question No. 30)

Reply:

The development potential at ex-Lamma Quarry Area is being examined in the "Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study" (the Study) jointly commissioned by the Planning Department and the Civil Engineering and Development Department.

Stage 2 Community Engagement on the Recommended Outline Development Plan (RODP) was held between March and May 2014. Under the RODP, a planned population of about 5 000 is proposed. There are different views from various sectors of the community on the development theme and implementation mechanism. These will be considered in finalising the RODP, and further technical assessments will also be carried out to ascertain the feasibility of the final development proposal. The estimated cost of the Study, which is scheduled to complete in mid-2016, is about \$29.9 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)154

(Question Serial No. 1103)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

The Department indicates that revision to existing guidance notes and guidelines to improve the statutory planning system and practice will continue. In this regard, please advise if the Government has, in view of the changing social and political environment in Hong Kong, considered taking prompt actions to review and refine the existing public consultation mechanism as well as to improve and streamline the town planning process and implementation mechanism so that the various plans for long-term infrastructure can be implemented more effectively. If yes, what are the details? If no, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. 41)

Reply:

The Town Planning Ordinance provides for a statutory process for the public to submit representations and comments on representations in respect of amendments to outline zoning plans (OZPs), including those related to long-term infrastructure projects. Having regard to the large number of representations and comments submitted in relation to amendments to OZPs on a number of occasions in recent years, the Town Planning Board (TPB) has prepared new guidance notes on the hearing arrangement of the representations and comments to ensure that the hearing process is conducted in an effective and timely manner, and the rights of the representers and commenters to be heard can be duly exercised while, at the same time, enabling the TPB to complete the statutory process and make the submission to the Chief Executive in Council within the statutory time limit for consideration. The Secretariat of the TPB will review the situation from time to time to cater for changing circumstances.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)155

(Question Serial No. 1902)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

In 2015-16, the Planning Department (PlanD) will update the Hong Kong 2030: Planning Vision and Strategy, including forecasting the land requirements for economic uses and conducting other relevant studies with a view to formulating a territorial spatial development strategy beyond 2030. In this connection, will the Government advise the following:

1. How will the forecast of land requirements for economic uses be made? Will experts be commissioned to conduct a consultancy study? If yes, what are the details and estimated expenditure?
2. Will there be public consultation on the territorial spatial development strategy beyond 2030? If yes, what are the details and estimated expenditure? If no, what are the reasons?
3. How much manpower will be deployed for this task in PlanD and what is the administrative cost incurred?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 42)

Reply:

1. As part of the updating of the territorial development strategy for Hong Kong under "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK2030+), the Planning Department (PlanD) has engaged external services on Review of Land Requirement for Grade A Offices, Business and Industrial Uses (the Economic Land Requirement Study) to update the future floorspace and land requirement for Grade A offices, business and industrial uses in Hong Kong having regard to such factors as local and regional economic trends, changing work practices, gross domestic product forecast, labour force projection, etc. to devise a broad spatial planning strategy, and to meet the projected demand. The Economic Land Requirement Study has commenced in April 2014 and would be completed by mid-2015 tentatively. The contract sum is \$4.009 million.

2. Public engagement will be conducted on HK2030+. Detailed arrangements will be formulated in the course of the Study. The expenditure to be incurred will be subject to the arrangements.
3. The current updating exercise of HK2030+ is mainly conducted by in-house staff of PlanD as part of their overall duties with joint-up efforts of relevant government bureaux/departments. External expertise/professional services are/will be engaged as necessary to undertake technical assessments including the Economic Land Requirement Study. Since the bulk of work is carried out by in-house staff of PlanD as part of their overall duties, we are unable to provide a separate breakdown of the administrative cost solely connected with this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)156

(Question Serial No. 1509)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Regarding the Cross-boundary Travel Survey 2013/14, under the actual provision for 2011-12, 2012-13 and 2013-14, the revised provision for 2014-15 and the estimated provision for 2015-16, please inform this Committee of the following:

- (1) What were the details of the expenditure, staffing, scope of study and time required for the Survey?
- (2) The Director of Planning replied last year that the results of the Survey would be available for release to the public by the end of 2014. However, the results have not been released so far. When will the results be actually released?
- (3) The Director of Planning advised that the Survey would collect information on cross-boundary travels (such as trip purposes, origins and destinations) and the socio-economic characteristics of the cross-boundary passengers by interviewing cross-boundary passengers and drivers at the boundary control points. Were all the boundary control points included? What was the total number of cross-boundary passengers and drivers interviewed? What were the trip purposes of these cross-boundary passengers, and the number of departure from and arrival at Hong Kong?
- (4) The Department will "commence and manage the Cross-boundary Travel Survey 2015". What is the difference in the contents of study from the Cross-boundary Travel Survey 2013/14? Why is it that the previous survey was from 2013 to 2014 for two years and the survey in 2015 is for one year?

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 21)

Reply:

- (1) The Cross-boundary Travel Survey 2013/14 (the 2013/14 Survey) commenced in November 2013 for collection of information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of trip makers by interviewing cross-boundary passengers and drivers at control points. The actual expenses of the survey were \$2.06 million in 2013-14 and \$2.25 million in 2014-15. The survey was outsourced to a contractor, and the manpower required in managing the contract was absorbed by the Planning Department (PlanD). The main fieldwork of the survey was carried out in February and March 2014. Together with analyses on information collected, the whole exercise took about 14 months to complete.
- (2) The results of the 2013/14 Survey were released through the publication of “Northbound Southbound 2013/14” in December 2014, which is available on the website of PlanD:

http://www.pland.gov.hk/pland_en/p_study/comp_s/nbsb2013-2014/index.html
- (3) The 2013/14 Survey was conducted at the following ten control points: Lo Wu, Hung Hom, Lok Ma Chau Spur Line, Man Kam To, Lok Ma Chau, Sha Tau Kok, Shenzhen Bay, Hong Kong-China Ferry Terminal, Hong Kong-Macau Ferry Terminal and Hong Kong International Airport. A total of about 57 300 passengers and 17 400 drivers were successfully interviewed. The average daily number of departure and arrival of cross-boundary passenger trips were 658 000 during the survey period. The main trip purposes included leisure, visiting relatives and friends, and business.
- (4) The Cross-boundary Travel Survey 2015 (the 2015 Survey) is an update of the 2013/14 Survey, and the purpose is to obtain the latest information on cross-boundary travel and the socio-economic characteristics of trip makers.

Similar surveys were undertaken by PlanD at roughly two-year intervals since 1999. The 2013/14 Survey, which commenced in November 2013, was completed in 2014. The 2015 Survey is expected to be commenced within this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)157

(Question Serial No. 3279)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

With regard to “continue to manage the planning and design studies on the redevelopment of Queensway Plaza and the redevelopment of government sites at Sai Yee Street and Mong Kok East Station” and under the actual provision for 2011-12, 2012-13 and 2013-14, the revised provision for 2014-15 and the estimated provision for 2015-16, please inform this Committee of the following:

- (1) the detailed timetable and phases of redevelopment; and
- (2) the land uses of Queensway Plaza and the government sites at Sai Yee Street and Mong Kok East Station after their redevelopment.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 65)

Reply:

- (1) The detailed timetable for and phasing of the redevelopment of the two sites, namely the Queensway Plaza, Admiralty and the government sites at Sai Yee Street and Mong Kok East Station, are subject to the findings and recommendations of the respective studies being undertaken.
- (2) The Queensway Plaza site is being examined for commercial/office and public open space use, and the government sites at Sai Yee Street and Mong Kok East Station are being examined for comprehensive residential/commercial/office/hotel/open space and/or government, institution or community uses.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)158****(Question Serial No. 1932)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

In each of the past three years, how many inspections, enforcement and prosecution actions have been carried out in respect of unauthorised developments in the rural New Territories? What is the amount of expenditure involved? What measures will be taken in the future to reduce unauthorised developments in the rural New Territories?

Asked by: Hon TO Kun-sun, James (Member Question No. 36)

Reply:

The breakdown of the number of site inspections for confirmed unauthorised developments (UDs), the number of statutory notices served and the number of prosecution actions by 2012, 2013 and 2014 is provided below :

	2012	2013	2014
Site inspections for confirmed UD (No. of cases)	2 490 (815)	2 386 (812)	2 338 (765)
Statutory notices served (No. of cases)	2 376 (409)	2 175 (390)	2 049 (374)
Summonses laid (No. of cases)	214 (53)	118 (48)	65 (25)

As the work is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown of the expenditure or resources solely for this area of work. The Planning Department will continue to monitor closely cases of UD and take appropriate follow-up actions in a timely manner in order to prevent deterioration of the environment in the rural New Territories.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)159****(Question Serial No. 1941)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 78 of the Policy Address, the Town Planning Board has approved applications for relaxation of development intensity for 26 housing sites. Where are the locations and what are the details of these housing sites? What is the expenditure involved?

Asked by: Hon TO Kun-sun, James (Member Question No. 45)

Reply:

The Town Planning Board has approved relaxation of development intensity for 26 housing sites between January 2013 and December 2014. These cases are related to the Government's initiative to increase housing land supply through making more optimal use of developed land, and the policy initiative to generally increase the maximum domestic plot ratio currently permitted for other "density zones" of the Main Urban Area and New Towns (i.e. except for the north of Hong Kong Island and Kowloon Peninsula) by around 20% as appropriate and where planning terms permit. Details of these approved cases are as follows -

Location	Number of housing sites	Estimated increase in flat number
Tuen Mun/Yuen Long	6	400
Fanling/Sheung Shui	3	200
Sha Tin/Ma On Shan	5	1 300
Tseung Kwan O	4	430
Kwai Chung/Tsuen Wan	4	170
Kai Tak	4	1 000
Total	26	3 500

As the processing of applications for relaxation of development intensity for these 26 housing sites is part of the overall duties of the Planning Department, no separate breakdown of expenditure deployed solely for this task is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)160

(Question Serial No. 1950)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

The Government states that it will commence and manage the Cross-boundary Travel Survey 2015 (the Survey). What are the details of the Survey? What is the amount of expenditure to be involved? Will the Survey be conducted in collaboration with other government departments? If so, what are the details? When will the results of the Survey be released?

Asked by: Hon TO Kun-sun, James (Member Question No. 55)

Reply:

The Cross-boundary Travel Survey 2015 (the Survey) is intended for collection of information on cross-boundary travel (such as trip purposes, origins and destinations) and the socio-economic characteristics of trip makers by interviewing cross-boundary passengers and drivers at boundary control points. The main fieldwork of the Survey will be carried out in the fourth quarter of 2015. The total estimated cost for the Survey is \$5.4 million. The Survey will be outsourced to a contractor. Relevant government bureaux/departments will provide input to the Survey as appropriate. Upon completion of collation and analysis of information collected by the Survey, the results of the Survey will be released to the public.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)161

(Question Serial No. 1111)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Regarding development issues with a cross-boundary dimension:

1. In 2015-16, what are the estimated expenditure and manpower arrangement for planning and related work on cross-boundary development to be undertaken by the Department? What are the changes in expenditure and manpower as compared with 2014-15?
2. In 2015-16, what are the specific work and studies with a cross-boundary dimension to be undertaken by the Department? Of these work and studies, what are the specific details, the expenses and manpower required, and the implementation timetable?
3. Has the Department carried out any comprehensive review on the work progress, performance and effectiveness of the cross-boundary development projects undertaken in recent years? If yes, what are the details and results of the review, and what will be the follow-up actions? If no, what are the reasons, and will a review be carried out in the future?
4. What contents are involved in the existing Hong Kong-Macao-Guangdong Planning and Infrastructure Database? Who is the administrator of the Database? Who can use the information stored therein? Can members of the public use the Database? Is there any mechanism to monitor the responsible units of the three places to update the Database on a timely basis? Will there be any comprehensive review on the contents, operation and management of the Database in 2015-16? If yes, what are the details, and the expenses and manpower required? If no, what are the reasons?

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 8)

Reply:

- 1.&2. In 2014-15, the Study on the Action Plan for the Bay Area of the Pearl River Estuary (the Bay Area Study) and the Planning and Engineering Study on Development of Lok Ma Chau Loop (the Loop Study) were completed. In 2015-16, we will continue to monitor cross-boundary planning and development issues with respect to these studies. This task will be undertaken by in-house staff as part of their overall duties using the existing resources of the Planning Department (PlanD).
3. The planning tasks relating to the cross-boundary and development issues in recent years are mainly the Bay Area Study and the Loop Study. The details are as follows -

Study on the Action Plan for the Bay Area of the Pearl River Estuary

The Bay Area Study, including the documentation of the study findings and recommendations, was completed in 2014. The study recommendations are mainly in-principle and directional. We would take into account the applicable recommendations in our on-going planning work where appropriate.

Details of the study recommendations can be found at the Bay Area Study's website at the following link:

http://www.pland.gov.hk/pland_en/p_study/comp_s/pearl_river_stage2/index.html

Planning and Engineering Study on Development of Lok Ma Chau Loop

To take forward the recommendations of the Loop Study, PlanD is preparing the draft statutory outline zoning plan for the Lok Ma Chau Loop.

The Government will continue to collaborate with the Shenzhen authorities through the "Hong Kong-Shenzhen Joint Task Force on Boundary District and Lok Ma Chau Loop Development" over cross-boundary planning and development issues, including taking forward the development of the Lok Ma Chau Loop. Details of the study recommendations can be found at the Loop Study's website at the following link:

<http://www.lmcloop.gov.hk/eng/index.html>

4. The Hong Kong-Macao-Guangdong Planning and Infrastructure Database (the Database) is jointly developed by PlanD and Census and Statistics Department (C&SD). It is an information system to facilitate government bureaux and departments in obtaining up-to-date statistical data and reference materials relating to cross-boundary infrastructure development, urban planning, socio-economic development, environmental protection, etc. in the Hong Kong-Macao-Guangdong region. The Database is updated periodically in-house by PlanD and C&SD to serve as an internal reference for the Hong Kong Government.

A revamp of the Database was completed in August 2013. There is currently no plan to conduct another comprehensive review of the Database. The total maintenance cost in 2015-2016 is estimated to be about \$470,000, which includes \$20,000 for hardware maintenance, \$296,000 for software maintenance and \$154,000 for annual system maintenance and support. The management of the Database and other related tasks are undertaken by in-house staff of PlanD and C&SD as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)162****(Question Serial No. 3182)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

In the past five years, what are the respective areas of land for country park, green belt and agriculture (including both government and private land) by the 18 District Council districts? What are the respective areas and locations of cultivated and abandoned agricultural land (including both government and private land) by the 18 District Council districts? In the past five years, what are the details of the change of use of these green belts and agricultural land? Who are the landowners, and what are the locations and areas of the land involved? What are the details of their current planned uses?

Asked by: Hon WU Chi-wai (Member Question No. 2)

Reply:

The area of land zoned "Agriculture" ("AGR") and "Green Belt" ("GB") on statutory plans by 18 District Council districts for the past five years are shown in Table 1 and Table 2 respectively. Land suitable for agricultural use may also be in zonings other than "AGR" including "GB", "Conservation Area" ("CA"), "Village Type Development" ("V"), etc., and may also be outside any statutory plans and not included in the following figures. As a broad land use zoning, internal road, drainage channels, streams, squatters, etc. are not excluded from the area of land in "AGR" zone. The Planning Department (PlanD) has not compiled land ownership information of land within these zones and doing so would require substantial resources and time that could not be done within the limited time.

Table 1 - Area of land zoned "AGR"

District Council district [#]	Area of land zoned "AGR" (hectares) (ha)				
	2011*	2012*	2013*	2014*	2015*
Yuen Long	1 102.42	1 102.42	1 102.42	1 102.42	1 103.27
North	1 693.37	1 682.05	1 679.10	1 549.34	1 554.98
Tai Po	371.77	371.77	371.77	371.77	370.59

District Council district [#]	Area of land zoned “AGR” (hectares) (ha)				
	2011*	2012*	2013*	2014*	2015*
Sha Tin	28.09	28.09	28.09	28.09	28.09
Sai Kung	31.70	31.70	31.70	32.69	34.09
Islands	65.08	65.08	65.08	65.08	77.80
Total	3 292.43	3 281.11	3 278.16	3 149.39	3 168.82

There is no area of land zoned “AGR” in the remaining 12 District Council districts not on the list.

* As at March

Table 2 - Area of land zoned “GB”

District Council district	Area of land zoned “GB” (ha)				
	2011*	2012*	2013*	2014*	2015*
Central and Western	242.31	242.31	242.31	242.31	242.31
Wan Chai	248.20	248.20	248.20	248.20	248.20
Eastern	314.51	329.48	329.48	329.48	329.48
Southern	995.63	995.63	995.63	995.63	995.63
Yau Tsim Mong	2.16	2.16	2.16	2.16	2.16
Sham Shui Po	107.60	112.97	112.97	112.97	110.92
Kowloon City	48.21	48.24	48.24	48.24	48.24
Wong Tai Sin	199.79	199.79	199.79	199.79	199.79
Kwun Tong	150.64	150.64	150.64	150.50	154.45
Kwai Tsing	677.26	677.26	682.48	682.48	684.54
Tsuen Wan	1 046.89	1 046.95	1 046.95	1 047.00	1 047.00
Tuen Mun	1 192.54	1 192.51	1 187.87	1 228.96	1 227.89
Yuen Long	1 320.50	1 319.60	1 319.60	1 331.85	1 326.19
North	2 949.77	2 961.01	2 965.42	2 892.29	3 001.79
Tai Po	1 623.91	1 623.91	1 623.91	1 626.36	1 665.19
Sha Tin	1 345.78	1 345.78	1 345.41	1 345.41	1 343.16
Sai Kung	1 276.70	1 276.70	1 276.70	1 276.56	1 291.45
Islands	1 514.27	1 514.27	1 514.27	1 514.37	1 813.37
Total	15 256.67	15 287.41	15 292.03	15 274.56	15 731.76

* As at March

In the past five years (i.e. from 2010 to 2014), about 148 ha of land zoned “AGR” has been rezoned to other uses. The “AGR” sites were mainly rezoned to “Other Specified Uses” (“OU”) (about 36%) for nature park, business and technology park, etc., “Government, Institution or Community” (“G/IC”) (about 11%) and “Open Space” (about 9%). During the same period, about 169 ha of land zoned “GB” has been rezoned to other uses. The “GB” sites were mainly rezoned to “Residential” (about 37%), area shown as “Road” (about 16%), “G/IC” (about 14%) and “OU” (about 12%) for commercial/residential development, parking facilities and sewage treatment works, etc.

PlanD does not have up-to-date statistics on whether the sites zoned “AGR” are currently being used for agricultural purpose or abandoned. On the other hand, according to the information provided by the Agriculture, Fisheries and Conservation Department (AFCD), there were about 711 ha of active farmland and about 3 781 ha of fallow farmland as at December 2014. It should be noted that the said areas covered land within zonings other than “AGR” such as “GB”, “CA” and “V”, or currently not covered by any statutory plans.

Country parks are designated under the Country Park Ordinance (Chapter 208). According to AFCD, the area designated as country park by 18 District Council districts as at early March 2015 is shown in Table 3 below.

Table 3 - Area of country park

District Council district[@]	Area of country park (ha)
Central and Western	376
Wan Chai	280.9
Eastern	693.1
Southern	1 676
Sham Shui Po	2
Kowloon City	0.7
Wong Tai Sin	148
Kwai Tsing	37
Tsuen Wan	3 627
Tuen Mun	2 536
Yuen Long	2 850
North	4 841
Tai Po	7 993.99
Sha Tin	2 305.31
Sai Kung	6 172
Islands	9 916
Total	43 455

[@] No designated country park in Yau Tsim Mong and Kwun Tong districts

CONTROLLING OFFICER'S REPLY

DEVB(PL)163

(Question Serial No. 1193)

Head: (701) Capital Works Reserve Fund: Land Acquisition

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

During the past three years, has any redemption money been paid under Subhead 1033CA, namely "Redemption money payable in respect of land exchange entitlements and interest payable thereon under the New Territories Land Exchange Entitlements (Redemption) Ordinance"? If no, when was the last claim made and what was the actual amount of payment? Has the Government considered amending the relevant ordinance under which a time limit is set for redemption claims?

Asked by: Hon LEUNG Che-cheung (Member Question No. 27)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

*Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.*

During the past three years, no claim has been received and no redemption money has been paid under Subhead 1033CA. The most recent payments under Subhead 1033CA for redemption money payable in respect of land exchange entitlements and interest payable thereon under the New Territories Land Exchange Entitlements (Redemption) Ordinance (Cap. 495) were made in 2008-09, involving about \$386.96 million in respect of two applications. The land exchange entitlements issued in the past are a form of compensation for land resumed by the Government and neither the land exchange

entitlements themselves nor the New Territories Land Exchange Entitlements (Redemption) Ordinance (Cap. 495) imposes any time limit for redemption. The Government does not see any imminent justification for amending the relevant Ordinance to impose a cut-off date.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)164

(Question Serial No. 1420)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

Subhead (No. & title): Not Specified

Programme: Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question:

- (1) What are the reasons for increasing the approved project estimate of Subhead 7394CL "Sha Tin New Town - stage II: servicing and extension of Pai Tau Village in Area 6A"? What is the up-to-date progress of the works? On which areas will the expenditure for 2015-16 be spent? Can the whole project be finished by the expected completion date as stated in the Approved Estimate?
- (2) What is the progress of Subhead 7772CL "Advance site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area: detailed design and site investigation"? On which areas will the expenditure for 2015-16 be spent? Can the whole project be finished by the expected completion date as stated in the Approved Estimate?
- (3) What is the progress of Subhead 7774CL "Development of Anderson Road Quarry site: detailed design and site investigations"? On which areas will the expenditure for 2015-16 be spent? Can the whole project be finished by the expected completion date as stated in the Approved Estimate?
- (4) What is the progress of Subhead 7160TB "Footbridge across Po Yap Road linking Tseung Kwan O Area 55 and Area 65"? On which areas will the expenditure for 2015-16 be spent? Can the whole project be finished by the expected completion date as stated in the Approved Estimate?

Asked by: Hon FAN Kwok-wai, Gary (Member Question No. 44)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

*Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.*

- (1) The purpose of increasing the Approved Project Estimate (APE) for project 7394CL “Sha Tin New Town stage II: servicing and extension of Pai Tau Village in Area 6A” is to reinitiate the engineering works to service and extend Pai Tau Village and provide land for small house development and associated infrastructure, a project which was suspended in 1999. In reinitiating this project, as a result of the increase in construction prices, design changes and additional infrastructure works including retaining walls, additional small house site, extension of emergency vehicular access and provision of natural terrain hazard mitigation measures in accordance with the prevailing requirements, we need to seek approval from the Finance Committee to increase the APE for the project which was originally approved in 1992.

The detailed design for the project is currently in progress. The expenditure under Sub-head 7394CL in 2015-16 is for consultants’ fees for detailed design and site investigation works. Subject to the Finance Committee’s approval for the increase in APE, construction works are planned to commence in 2016 for completion in 2018.

- (2) The consultancy study for “Advance site formation and engineering infrastructure works at Kwu Tung North and Fanling North New Development Areas - detailed design and site investigation” commenced in November 2014. We plan to complete the review of the preliminary design and commence the detailed design and ground investigation works for the advance works and first stage works in 2016. The expenditure under Subhead 7772CL in 2015-16 is for the consultants’ fees for detailed design, site investigation works and ancillary site supervision cost. It is anticipated that the detailed design will be finished by the expected completion date.
- (3) The consultancy study for “Development of Anderson Road Quarry site - detailed design and site investigations” commenced in July 2014. We will continue the detailed design and site investigation works in 2015-16. The expenditure under Sub-head 7774CL in 2015-16 is for the consultants’ fees, site investigation works and ancillary site supervision cost. It is anticipated that the detailed design will be finished by the expected completion date.

- (4) Construction works for “Footbridge across Po Yap Road linking Tseung Kwan O Area 55 and Area 65” are in progress. The expenditure under Sub-head 7160TB in 2015-16 includes the consultants’ fees, construction cost and resident site staff cost. It is anticipated that the construction works will be finished by the expected completion date.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)165

(Question Serial No. 4363)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated in this Programme that the Office of the Secretary for Development is responsible for providing support to the Secretary for Development in undertaking political work. This includes the support provided by the Under Secretary and the Political Assistant. The work includes the planning, co-ordination and implementation of all arrangements for the Secretary's public, media and community functions. Will the Bureau set out in table form the dates and venues of public and community functions attended by the Secretary for Development in the past three years, as well as the number of officers accompanying the Secretary, the expenditure involved and details of the functions?

Asked by: Hon CHAN Chi-chuen (Member Question No. 53)

Reply:

The Secretary for Development attends public and community functions on the basis of operational need. We do not keep separate account to capture the related expenses and details.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)166****(Question Serial No. 4364)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

According to the Programme of the Planning and Lands Branch of the Development Bureau, it is estimated that the 129 non-directorate posts as at 31 March 2015 will rise by two posts to 131 posts as at 31 March 2016. Please inform this Committee of the types and nature of work of these new posts. Meanwhile, there are 13 directorate posts in the branch. Please advise this Committee of the types, salaries, allowances and nature of work of these 13 directorate posts; as well as the types, numbers, salaries, allowances and nature of work of those 131 non-directorate posts.

Asked by: Hon CHAN Chi-chuen (Member Question No. 54)

Reply:

We will create one Engineer/Assistant Engineer and one Technical Officer/Technical Officer Trainee posts in the Planning and Lands Branch (PLB) of this Bureau in 2015-16.

The rank and estimated expenditure on the salaries and allowances of the 13 directorate posts in PLB in 2015-16 are as follows -

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries and Allowances for Each Post in 2015-16</u> (\$ million)
Administrative Officer Staff Grade A1	1	2.944
Administrative Officer Staff Grade B1	1	2.361
Administrative Officer Staff Grade B	2	2.140
Administrative Officer Staff Grade C	7	1.843

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries and Allowances for Each Post in 2015-16</u> (\$ million)
Government Town Planner	1	1.843
Principal Executive Officer	1	1.553

The grade and estimated expenditure on the salaries and allowances of the 131 non-directorate posts in PLB in 2015-16 are as follows -

<u>Grade</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries and Allowances for Each Post in 2015-16</u> (\$ million)
Administrative Officer grade	13	0.819 - 1.223
Professional grades	12	0.674 - 1.223
Executive Officer grade	26	0.431 - 1.223
Personal Secretary grade	25	0.233 - 0.651
Clerical Officer grade	26	0.233 - 0.494
Other Supporting staff	29	0.144 - 0.896

All the above directorate and non-directorate posts in PLB (including the two new posts) are required to facilitate Hong Kong's continual development through effective planning and use of land, a steady and sufficient supply of land, efficient registration of land, promoting and ensuring building safety and timely maintenance, and urban renewal.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)167

(Question Serial No. 4847)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What are the estimates for the salaries and allowances for the Secretary for Development, the Under Secretary for Development and the Political Assistant to Secretary for Development in 2015-16?

Asked by: Hon CHAN Chi-chuen (Member Question No. 99)

Reply:

The provisions for the salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development and Political Assistant to SDEV in 2015-16 are \$3.58 million, \$2.68 million and \$1.25 million respectively. Except for the general fringe benefits such as paid annual leave, medical and dental care, etc., the post-holders are not entitled to other benefits.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)168****(Question Serial No. 4893)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Bureau plans to work with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects to increase the supply of small and medium-sized flats. Please set out the development projects planned to be taken forward, the number of flats to be provided, and the expected project commencement and completion dates.

Asked by: Hon CHAN Chi-chuen (Member Question No. 145)

Reply:

Information on the West Rail property development projects planned to be taken forward is tabulated below -

Project	Estimated Flat Number (About)	Expected Project Commencement and Completion Dates
Yuen Long Station	1 880	To be determined
Kam Sheung Road Station and Pat Heung Maintenance Centre	8 700	To be determined

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)169****(Question Serial No. 4953)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office
(2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please set out in the table below details of studies conducted by consultancy firm or research institution commissioned by the Development Bureau over the past three years? Please also advise on the estimated provision for the studies.

Duration of study	Study	Objective	Scope of study	Research Institution	Manpower involved	Expenditure

Asked by: Hon CHAN Chi-chuen (Member Question No. 81)

Reply:

Information on the studies conducted by consultancy firms commissioned by the Development Bureau (Planning and Lands Branch) in the past three years is set out in the table below:

Name of consultant	Title, scope and objective of study	Duration of study	Consultancy fees (\$)
GHK (Hong Kong) Ltd.	Business Viability Study for Development of Site 4 and possibly Site 7 in the New Central Harbourfront The study is for determining the business viability and recommending a public-private collaboration model for development of Site 4 and possibly Site 7 in the New Central Harbourfront.	About 1 year and 8 months	<u>2012-13</u> 71,210

Name of consultant	Title, scope and objective of study	Duration of study	Consultancy fees (\$)
Versitech Limited, Hong Kong University	<p>Consultancy Review on the Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545)</p> <p>The study is for a comprehensive review of the Pilot Mediation Scheme.</p>	About 1 year and 8 months	<p><u>2012-13</u> 180,000</p> <p><u>2013-14</u> 45,000</p> <p><u>2014-15</u> 675,000</p>

The policy portfolio and duties of the Bureau cover a wide spectrum of activities, as detailed in the Controlling Officer's Report. Our major task is to formulate and co-ordinate policies in respect of the areas under our purview. It is thus not possible to give a breakdown on the manpower specifically involved in the above-mentioned studies as resources are pooled together to meet our work requirements.

CONTROLLING OFFICER'S REPLY**DEVB(PL)170****(Question Serial No. 3539)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In 2015-16, the Government will continue to work with the MTR Corporation Limited (MTRCL) to pursue West Rail property development projects not yet tendered to increase the supply of small and medium-sized flats. In this connection, please advise on the location, area and the number of flats that could be produced of these "West Rail property development projects not yet tendered".

Asked by: Hon CHAN Hak-kan (Member Question No. 71)

Reply:

Information on the West Rail property development projects not yet tendered is tabulated below -

Location	Site Area (Hectare) (About)	Estimated Flat Number (About)
Yuen Long Station	3.4	1 880
Kam Sheung Road Station and Pat Heung Maintenance Centre	33	8 700

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)171

(Question Serial No. 3901)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the following:

- (a) The Government is conducting consultation on the Tung Chung New Town Extension. What are the manpower and expenditure involved? Please provide the details of the consultation?
- (b) What are the estimated manpower and expenditure to be involved in taking forward the works of the Tung Chung New Town Extension? Please provide the details of the above-mentioned extension project?

Asked by: Hon CHAN Han-pan (Member Question No. 64)

Reply:

- (a) The Tung Chung New Town Extension Study (the Study) is jointly commissioned by Planning Department (PlanD) and Civil Engineering and Development Department (CEDD). Management of the consultancy, including the conduct of public engagement activities, is carried out by in-house staff of the departments as part of their overall duties. Staff of Development Bureau oversee the work of the departments on this front also as part of their overall duties. We are therefore unable to provide a breakdown on the expenditure and manpower solely deployed for the Study.

The Study comprises three stages of public engagement (PE). The Stage 1 Public Engagement (PE1) was conducted between 12 June 2012 and 12 August 2012, which aimed at soliciting views and ideas from key stakeholders and the public on the planning objectives/principles, opportunities/constraints and key issues relating to the Tung Chung New Town development. The Stage 2 Public Engagement (PE2) was conducted between 21 May 2013 to 21 July 2013, in which the initial land use options formulated on the basis of the views received in PE1 were presented to the public to

facilitate stakeholders and the public's understanding, to compare the pros and cons of those options, and to seek broad consensus on the planning direction, scale and area of development for subsequent formulation of the Outline Development Plan. The Stage 3 Public Engagement (PE3) was conducted between 15 August 2014 and 31 October 2014, during which the public was consulted on the draft Recommended Outline Development Plan for finalisation of the development proposals. During the PE activities, a series of activities including public forums, briefing sessions and workshop were organised. Project website and roving exhibitions were staged and newsletters were sent to Tung Chung residents.

- (b) Subject to the Finance Committee's funding approval, we have planned to commission in early 2016 a new consultancy for the design and construction of the Tung Chung New Town Extension (D&C consultancy). It will be managed by CEDD. The major works items will include reclamation and site formation to provide land for new developments in Tung Chung and provision of engineering infrastructures to serve the new town. The estimated manpower and expenditure to be involved in taking forward the works of the new town extension can only be ascertained in this D&C consultancy.

- End -

CONTROLLING OFFICER'S REPLY**DEV(PL)172****(Question Serial No. 5178)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

- a) What was the pay for the Secretary for Development, the Under Secretary and the Political Assistant respectively for each year since 1 July 2012? What were the respective numbers of paid leave days to which they were entitled and the respective numbers of paid leave days they took for each year?
- b) For 2015-16, what is the pay for the Secretary for Development, the Under Secretary and the Political Assistant respectively? What are the respective numbers of paid leave days to which they are entitled?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 305)

Reply:

- a) Information on the actual expenditures on salary in respect of the positions of the Secretary for Development (SDEV), Under Secretary for Development (USDEV) and Political Assistant (PA) to SDEV since 1 July 2012 is given in the table below.

Position	Actual Expenditures on Salary (\$ million)		
	2012-13 (from 1 July 2012)	2013-14	2014-15 (Note 1)
SDEV	2.38 (Note 2)	3.38	3.42
USDEV	- (Note 3)	0.60 (Note 3)	2.56
PA to SDEV	0.31 (Note 4)	0.45 (Note 4)	1.20

SDEV, USDEV and PA to SDEV were each entitled to 22 days of paid annual leave.

- b) The provisions for the salary in respect of the positions of SDEV, USDEV and PA to SDEV in 2015-16 are \$3.58 million, \$2.68 million and \$1.25 million respectively. They are each entitled to 22 days of paid annual leave.

Notes

1. The salary in respect of the positions of SDEV, USDEV and PA to SDEV has been restored to the level as approved in 2002 by the Finance Committee of the Legislative Council with effect from 1 February 2015.
2. The position of SDEV was vacant from 13 to 29 July 2012.
3. The position of USDEV was vacant in 2012-13 and was filled on 6 January 2014.
4. The position of PA to SDEV was vacant from 1 July to 26 December 2012 and from 3 August 2013 to 16 March 2014.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)173

(Question Serial No. 5183)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What is the progress of the revitalisation of the Central Market? What is the mechanism adopted by the Government to resolve the land premium issues of the project and what is the estimated time for completion of the land premium payment procedures? What is the detailed work timetable of the project and the estimated time of its opening for public use?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 312)

Reply:

In July 2013, the Urban Renewal Authority (URA) obtained the approval of the Town Planning Board (TPB) for the Central Market revitalisation plan drawn up on the basis of the outcome of the public engagement (PE) programme conducted by the then Central Oasis Community Advisory Committee between 2009 and 2011. The progress of the project was held up by an application for judicial review in 2013. The application was subsequently rejected by the Court in April 2014. In August 2014, URA obtained the building plan approval for the project.

When first budgeted in 2009, URA projected that it would need \$500 million to complete the project. With the rising construction cost over time, the original estimate has been rendered out-of-date and seriously inadequate. URA is now revisiting the project details with a view to rationalising both the cost and the works to be carried out. Pending URA's revised works programme, the projected timetable when the revitalised Central Market can be open to the public will be worked out.

On the issue of land premium, in line with the established practice, the Government may consider concession having regard to the individual merits and justifications of each case. The Planning and Lands Branch of the Development Bureau will continue to support URA in taking forward the revitalisation project.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)174

(Question Serial No. 5184)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the progress of the Urban Renewal Authority's (URA's) Staunton Street/Wing Lee Street Project in Sheung Wan, please provide the following information:

1. The current leasing situation of Site A;
2. The respective number of affected property interests and population for Sites B and C, as well as the progress of acquisition and estimated expenditure involved;
3. The time of unifying the ownership of the entire project as estimated by the URA, as well as the project programme.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 313)

Reply:

The original Development Scheme Plan (DSP) for the Urban Renewal Authority's (URA's) Staunton Street/Wing Lee Street redevelopment project comprised three sites, i.e. Sites A (area bounded by Wing Lee Street, Bridges Street and Shing Wong Street), Site B (area bounded by Staunton Street, Shing Wong Street and Wan In Fong East) and Site C (area bounded by Staunton Street, Chung Wo Lane and Aberdeen Street). To preserve the character and ambience of Wing Lee Street, Site A was excised from the original DSP in July 2011. The revised DSP was approved by the Chief Executive in Council in May 2012.

My reply to the three-part question is set out below.

1. There are 48 units at the buildings on Wing Li Street and Shing Wong Street which are covered by Site A of the original DSP. Of the 48, 21 were acquired by URA before the excision of Site A from the DSP. The leasing/other information of these 21 units is set out in the table below -

Address	Current Use	Lessee
G/F, 1/F and 2/F, No. 3 Wing Lee Street; 1/F, 2/F and M/F, No. 12 Wing Lee Street (6 units)	Affordable accommodation for single-parent families in need	LightBe
G/F-3/F, No. 5 Wing Lee Street (4 units)	Accommodation for participants of career training programmes	Evangelical Lutheran Church Hong Kong
1/F-3/F, No. 7 Wing Lee Street; G/F-3/F, No. 8 Wing Lee Street; G/F, No. 9 Wing Lee Street (8 units)	Interim accommodation for youth in need	Hong Kong Federation of Youth Groups
1/F and 2/F, No. 9 Wing Lee Street (2 units)	Accommodation for asylum seekers and torture claimants	International Social Services
G/F, No. 7 Wing Lee Street (1 unit)	Information centre and venue for short-term exhibitions	Not applicable as the information centre is operated by URA

2. Information on the number of affected property interests, affected households and the progress of acquisition at Site B and Site C is set out in the table below -

Site	No. of property interests affected	No. of households affected	Acquisition Progress (as at 1 March 2015)	
			No. of property interests acquired	Percentage of property interests acquired
B	31	9	14	45.16%
C	16	17	8	50%

So far, URA has spent about \$156.5 million in acquiring the property interests at Site B and Site C. As the acquisition price for property interests which have yet to be sold to URA will vary according to the market conditions, no accurate estimate of further expenditure can be provided at this stage.

3. While URA will continue with its acquisition efforts, given the slow progress, URA will review the programme for this project in due course.

CONTROLLING OFFICER'S REPLY

DEVB(PL)175

(Question Serial No. 5185)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Buildings, Lands and Planning

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the progress of the Urban Renewal Authority's (URA's) Peel Street/Graham Street redevelopment project in Sheung Wan, please provide the following information:

1. What is the progress of the moving out arrangement of the affected operators at Sites A and C? When will the sites be demolished according to the plan? Please provide information on the work involved, including the demolition of buildings, site formation, foundation works and construction works, in the format of a work schedule, for reference;
2. Are the works on Site B progressing as scheduled? Please provide information on the work involved, including the demolition of buildings, site formation, foundation works and construction works, in the format of a work schedule, for reference. If the progress of construction works is behind schedule, please provide the reasons.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 314)

Reply:

The Urban Renewal Authority (URA)'s Peel Street/Graham Street redevelopment project covers three sites, viz., Site A (the area bounded by Peel Street, Gage Street and Kin Sau Lane), Site B (the area bounded by Peel Street, Gage Street and Graham Street) and Site C (the area bounded by Graham Street, Gage Street, Wellington Street and Cochrane Street). According to the approved Master Layout Plan for this redevelopment project, the area will be redeveloped for residential, commercial, hotel and retail use with the provision of community facilities and public open space.

With a view to preserving the operation of the adjacent century-old Peel Street/Graham Street open-air street market during the redevelopment, and to minimize any disturbance the redevelopment project might cause to the open market, URA decided in 2009 to proceed with the redevelopment by phase, with Site B to be developed first, followed by Site A and Site C. URA would also build a two-storey fresh food retail block at Site B to accommodate the fresh food shop operators who wish to move back for operation after redevelopment.

URA introduced the Local Fresh Food Shop Arrangement (LFFSA) in 2009 to facilitate the return of the fresh food shop operators. Under LFFSA, participating operators of fresh food shops would be given priority to rent shop premises in the new retail block at Site B upon redevelopment to continue their fresh food business. Under the phased redevelopment approach, URA relocated the fresh food shops operating at Site B to shop premises it acquired at Site A and Site C so that they could continue their business in the interim during the redevelopment of Site B.

As there were surplus vacant shops available at Site A and Site C, URA also allowed other interested non-fresh food shop operators to rent these vacant shops at Site A and Site C under licence from URA on a temporary basis. These non-LFFSA shop operators would, however, have to move out before 31 December 2013 so as to make way for the redevelopment of Site A and Site C.

My reply to the two-part question is set out below -

1. In late 2013, the 34 non-fresh food shop operators at Site A and Site C expressed difficulty in moving out according to the schedule. They reached agreement with URA to move out after 31 December 2013 by batch, with the last batch leaving by 31 March 2015. As at 24 March 2015, 17 of the 34 had already moved out. The other 17 are expected to leave on or before 31 March 2015. As for the LFFSA participants, they will be allowed to stay on after 31 March 2015 until the two-storey retail block at Site B is ready for them to move in.

The demolition works for Sites A and C will be phased to allow the LFFSA participants to continue operation at Site A and Site C until the two-storey retail block in Site B is ready for occupation in early 2016. The first phase demolition has commenced in the first quarter of 2015. The premises occupied by the LFFSA participants come under the last phase demolition which will be carried out in the first quarter of 2017. The whole redevelopment is expected to be completed in 2021-22.

The works involved and the tentative development programme of Sites A and C are as follows -

Works Involved	Site A		Site C	
	Date of commencement	Date of completion	Date of commencement	Date of completion
Clearance	Q4 2007	Q2 2015	Q4 2007	Q2 2015
Demolition of buildings	Q2 2015	Q1 2017	Q1 2015	Q1 2017
Foundation works	Works programme to be confirmed by the joint venture developer after the award of tender for the two sites			
Superstructure works				

2. The works progress at Site B is by and large on schedule. Completion of the two-storey retail block is however deferred to the first quarter of 2016 due to the exceptionally deep bedrock below ground, which has delayed the foundation works.

The works involved in the development of Site B and the tentative development programme is as follows -

Works Involved	Site B	
	Date of commencement	Date of completion
Clearance	Completed	
Demolition of buildings	Completed	
Foundation works	Q1 2014	Q4 2015
Superstructure works	Q3 2015	Q4 2017

CONTROLLING OFFICER'S REPLY

DEVB(PL)176

(Question Serial No. 5690)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Hong Kong's land resources are limited. The Secretary for Development (SDEV) once said that "we are working on it" in response to legislators' questions on rezoning military sites for housing development. In this regard, please advise on:

1. The area of sites currently occupied by the Hong Kong Garrison of the Chinese People's Liberation Army (PLA). Please specify the respective area of military sites and non-military sites among these.
2. The sources through which the Hong Kong Garrison obtained the land use rights of the abovementioned sites.
3. The area of sites covered in statutory plans among those occupied by the Hong Kong Garrison. Please provide the information on the subject statutory plan, planning intention and area of each site.
4. Will the Government incorporate the remaining sites into statutory plans to more effectively and clearly reflect the land use?
5. In order to meet the housing demand of Hong Kong citizens, is the Government still "working on" the rezoning of military sites for housing development? What are the details?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 319)

Reply:

- (1) & (2) There are 18 military sites currently being used by the Hong Kong Garrison, covering a total area of about 2 700 hectares. Their locations are set out in the table below:-

<u>Military Sites currently being used by the Hong Kong Garrison</u>	
<u>Hong Kong Island</u>	
1	Central Barracks
2	Chek Chue Barracks
3	Headquarters House
4	Ching Yi To Barracks
5	Western Barracks
<u>Kowloon</u>	
6	Gun Club Hill Barracks
7	Kowloon East Barracks
8	1A, Cornwall Street
9	Ngong Shuen Chau Barracks
<u>New Territories</u>	
10	Shek Kong Barracks
11	Shek Kong Village
12	San Tin Barracks
13	Tam Mei Barracks
14	San Wai Barracks
15	San Wai/Tai Ling Firing Range
16	Tsing Shan Firing Range
17	Tai O Barracks
18	Military Transportation Centre, Chek Lap Kok

The construction of the Central Military Dock has been completed and will be handed over to the Garrison for use after completion of all necessary procedures. Under the premise of the 1994 Exchange of Notes between the Government of the United Kingdom of Great Britain and Northern Ireland and the Government of the People's Republic of China on the Arrangements for the Future Use of the Military Sites in Hong Kong, the use of these military sites are in accordance with the Basic Law and the Garrison Law.

- (3) Details of the military sites referred in (1)&(2) currently covered by statutory plans are set out in the table below -

<u>Military Site</u>	<u>Outline Zoning Plan No.</u>	<u>Sites Area (hectares)</u>	<u>Zoning(s)</u>	<u>Planning Intention</u>
<u>Hong Kong Island</u>				
Central Barracks	S/H24/8	2.83	Other Specified Uses (OU) (Military Use)	For military use
Central Military Dock	S/H24/8	0.30	OU (Military Use (1))	For military use
Chek Chue Barracks	S/H19/10	123.0	OU (Military Camp)	For military camp
Headquarters House	S/H14/11	0.50	Residential (Group C)3, Green Belt	Primarily for low-rise, low-density residential developments. The site is being used by the Hong Kong Garrison.
Ching Yi To Barracks	S/H4/14	1.45	OU (Military Quarters)	For military quarters
Western Barracks	S/H11/15	0.12	Residential (Group B)	Primarily for medium-density residential developments. The site is being used by the Hong Kong Garrison.
<u>Kowloon</u>				
Gun Club Hill Barracks	S/K1/28	11.07	OU (Gun Club Hill Barracks)	For Gun Club Hill Barracks
Kowloon East Barracks	S/K18/19	9.99	OU (Military Camp)	For military camp
1A, Cornwall Street	S/K18/19	0.11	Residential (Group C)1	Primarily for low to medium-rise, low-density residential developments. The site is being used by the Hong Kong Garrison.
Ngong Shuen Chau Barracks	Largely covered by S/SC/10 except the naval base which is not covered by any statutory plan	109.33	OU (Military Use)	For military use
<u>New Territories</u>				
Tai O Barracks	S/I-TOF/2	0.28	OU (Military Use)	For military use
Military Transportation Centre, Chek Lap Kok	S/I-CLK/12	0.17	OU (Airport Service Area)	For airport support facilities

- (4) & (5) Article 13 of the Garrison Law provides that any land used by the Hong Kong Garrison for military purposes, when approved by the Central People's Government (CPG) to be no longer needed for defence purposes, shall be turned over without compensation to the Hong Kong Special Administrative Region (HKSAR) Government for disposal. If the HKSAR Government requires for public use any part of the land used for military purposes by the Hong Kong Garrison, it shall seek approval of the CPG. The HKSAR Government shall in return provide land and military facilities for the Hong Kong Garrison at such sites as agreed to by the CPG, and shall bear all the expenses and costs entailed. The military sites are needed by the Garrison for defence purposes. The Government has no plan to change the use of these sites or to incorporate the remaining sites into statutory plans.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)177

(Question Serial No. 5691)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. The Development Bureau (DEVB) has spent year after year to “continue the review on the New Territories Small House Policy”. Please advise on the manpower involved in the work on this front?
2. Is the work progress in line with the planned work flow set by the DEVB, or has any interim results been achieved? If yes, please advise on the percentage of work completed so far and whether the Government will consider submitting an “interim review report” based on the work progress; as well as the details and completion time of such review, as anticipated by the Government.
3. If the abovementioned review is behind schedule, please give the reasons. Will the Government allocate additional resources to expedite the work progress in the coming year? If yes, what are the details? If not, what are the reasons?
4. Has the DEVB invited other policy bureaux, such as the Home Affairs Bureau (HAB), to provide support in the work associated with the New Territories Small House Policy? If yes, please advise on the division of labour among the bureaux involved and provide details on the specific work plan.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 320)

Reply:

The review of the small house policy is still on-going. The small house policy has been operating for a long time. The review inevitably involves complicated issues concerning various aspects, including legal, environment and land use planning, all of which require careful examination. We will involve other bureaux and departments in the review work as necessary. The high complexity of the issues involved is the major cause of the long time being taken for the review. We are unable to give a definite timetable for completing the review.

The review is conducted by the Development Bureau using its existing resources and by our colleagues as part of their overall duties. We are therefore unable to provide a breakdown of the resources deployed solely for the review.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)178

(Question Serial No. 5692)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. Regarding the two Researchers under the Director of Bureau's Office, what were their respective contract period, employment terms, remuneration, contract gratuity, allowances, benefits and duties when they were initially employed?
2. Were the two Researchers' contracts renewed in the past financial year? What were the reasons and justifications thereof? Please provide the details of their respective contract period, employment terms, remuneration, contract gratuity, allowances and benefits, etc.
3. When will the Government review the necessity of these two posts? What are the specific details of the review?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 321)

Reply:

1. We engaged two Researchers on non-civil service contract (NCSC) terms for two years from January 2013 to January 2015. Their main duties were to conduct research on and comparative analysis of development-related issues, maintain the Facebook page of the Bureau, and to prepare articles, reports and analyses. The monthly salaries in respect of these Researchers ranged from \$35,000 to \$50,000. Similar to other NCSC staff in the Bureau, they were entitled to fringe benefits and allowances such as gratuity, annual leave, sickness allowance, etc.
2. The contracts of the two Researchers were renewed in January 2015 on operational grounds. The renewed contract periods are one year, and two and a half years respectively. Their monthly salaries range from \$40,000 to \$55,000 and their fringe benefits and allowances remain unchanged.

- 2 -

3. The necessity for the two Researcher positions was reviewed and confirmed, and their contracts were renewed in January 2015.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)179

(Question Serial No. 5693)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. Regarding the review on the Town Planning Ordinance (TPO) and the commencement of the remaining two stages of legislative amendments of the 2004 Town Planning (Amendment) Bill passed years ago, please advise on the specific work involved and the work schedule thereof. The Government has yet to commence the second and third stages of the review and amendment of the TPO, what are the reasons?
2. In the past financial year, several applicants succeeded in their judicial review cases against the Town Planning Board (TPB). Will the Government expedite the review on the TPO or the TPB's operation accordingly? If yes, what are the details of the specific work and the work schedule? If not, what are the reasons?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 322)

Reply:

1. On the review of the Town Planning Ordinance (TPO), the Government proposed in 2002 that priority should be given to those amendments with general consensus and which would produce immediate benefit to the community at large. The relevant amendments have been implemented through the Town Planning (Amendment) Ordinance 2004 (the Amendment Ordinance). The Amendment Ordinance aimed at enhancing the transparency of the planning system, streamlining the town planning process, and strengthening enforcement control against unauthorised developments in the rural areas of the New Territories.

Overall speaking, the changes brought by the Amendment Ordinance have been operating smoothly since their introduction in June 2005. The public can since inspect the statutory plans, planning applications, applications for amendment of plan and the meeting minutes published by the Town Planning Board (TPB), as well as express views on the amendments to statutory plans and planning applications. TPB has taken a major step forward in terms of enhancing both its transparency and public accountability. The Government currently does not have a set timetable for further amending the TPO.

2. As TPB has decided to appeal against the court judgments on the judicial reviews (i.e. CACV 127/2012, CACV 129/2012, CACV 232/2012, CACV 233/2012 and HCAL 58/2011) against its decisions, and is taking steps to do so, it is not appropriate for us to offer comments related to the issues involved at this stage.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)180****(Question Serial No. 5694)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Government has been leasing out part of the waterfront site at the New Central Harbourfront since 2013. In this regard, please provide the following information:

1. Details of leases granted, including the leasing method, names of successful tenderer, the winning bid for each tender; the term, uses, conditions and restrictions of lease, etc;
2. Have any successful tenderers ever been found in breach of contract? If yes, what are the details of the breaches and the penalties involved?
3. Has the Government compiled any statistics on the number of patrons for the events organised by each lessee? What are the details?
4. Has the Government received any complaints or opinions from lessees regarding the hardware of the site? If yes, what are the details?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 323)

Reply:

- (1) Two government sites of about 1 hectare and 3.6 hectares at the new Central harbourfront are being let out, both on a three-year short-term tenancy basis, for operating an observation wheel, and organising events and activities respectively. The tenancies have been awarded through open tender to Swiss AEX Holding Limited and Central Venue Management Limited at a monthly rental of \$825,000 and \$688,000 respectively.
- (2) Lands Department is responsible for overseeing the operation of the tenancies. As at February 2015, no infringement of any of the tenancy conditions had been found.

- (3) The Government does not have the statistics.
- (4) According to the respective tenancies, the tenants took possession of the sites in the state and conditions as they were at the time and are responsible for managing the sites at their own cost including site maintenance. We are not aware of any hardware issue at the site being used for the observation wheel. As regards the other site, we are aware of flooding reports on three occasions, and the problem is to be dealt with by the tenant as in accordance with the tenancy. While the site management and maintenance responsibility rests with the tenants, the Government stands ready to provide them with technical advice related to site maintenance as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)181

(Question Serial No. 5695)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. In the last two financial years, what were the respective annual expenditure for maintaining the lawn of the leased sites at the New Central Harbourfront?
2. There were occasions that the lawn of the harbourfront site became flooded after rain and brought the carnival event to a halt. Has the Government conducted studies on the cause of the floods and allocated resources to resolve the problems? If yes, please provide the details; if not, what are the reasons?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 324)

Reply:

1. Two government sites of about 1 hectare and 3.6 hectares at the new Central Harbourfront are being let out on short-term tenancy for operating an observation wheel, and organising events and activities respectively. Under the tenancy agreements, the tenants are responsible for overall management of the sites at their own cost including site maintenance. No government expenditure has been incurred for maintaining the sites concerned.
2. As mentioned above, the tenants are responsible for overall management of the sites at their own cost including site maintenance. We are not aware of any flooding incident at the site being used for the observation wheel. As regards the other site, we are aware of flooding reports on three occasions, and the problem would be fixed by the tenant. While the site management and maintenance responsibility rests with the tenants, the Government stands ready to provide them with technical advice related to site maintenance as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)182

(Question Serial No. 5696)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. The Government constructs a military dock at the New Central Harbourfront by public funds. Have the works been completed? What are the details of the expenditure items of the works? If the works have not been completed, what are the details of the expenditure items concerning the above works so far? What is the time of completion for the works anticipated by the Government?
2. The Government has indicated that it would initiate legislative amendments to open the above-mentioned dock site for public enjoyment without violating the law. Please advise on the progress of the work, details of the legislative amendments and the timetable for submitting the issue to the Legislative Council for discussion as anticipated by the Government?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 325)

Reply:

1. The construction of the Central Military Dock (CMD) and the associated facilities is part of the Central Reclamation Phase III (CRIII) project which has now been completed. The project estimate for CRIII as approved by the Legislative Council was \$5.762 billion. As the construction of CMD and the associated facilities is not an independent contract item, the works department concerned is unable to single out their construction cost from the existing sub-items of CRIII (e.g. sea wall and decorative work required when the military dock is used as part of the waterfront promenade). According to very rough estimation, the cost of the construction of CMD and the associated facilities constituted around 1% of the total cost of CRIII.

2. The CMD is a military facility. The Hong Kong Garrison has agreed to open the area of the military dock site to the public as a part of the promenade when it is not in military use, having regard to its operation and need for protecting the military dock. The CMD will be handed over to the Hong Kong Garrison after completion of all the necessary procedures. The statutory planning procedures for the CMD as a military facility are currently under judicial review proceedings and have yet to be completed. The Government will continue to examine the follow-up actions, including legislative ones, required to complement the operation of CMD.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)183

(Question Serial No. 5697)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. Is the Pilot Mediation Scheme in support of property owners affected by the Land (Compulsory Sale for Redevelopment) Ordinance discontinued? If yes, please provide the date of its discontinuation; if not, when will it be discontinued?
2. Since 2011, how many cases have been received under the abovementioned Pilot Mediation Scheme? What are the respective numbers of cases discontinued, deferred, granted with compulsory sale order, successfully auctioned, auctioned at the reserve price, and still being processed? Will the Government discontinue the scheme only upon conclusion of all cases?
3. Since 2011, what are the actual by-item expenditures and staff establishment for the abovementioned Pilot Mediation Scheme in each financial year? What is the estimated expenditure for the coming year?
4. According to the consultancy report on the Pilot Mediation Scheme issued by Versitech Limited, HKU, it is recommended that "Government funding for publicity and public education be continued, but monitoring of performance should be strengthened". What are the details of the specific work and the estimated expenditure involved?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 326)

Reply:

1. In January 2011, Development Bureau (DEVB) launched the "Pilot Mediation Scheme" (PMS) to enhance the support available to minority owners affected by compulsory sale. In March 2013, we commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of PMS to ascertain the suitability of the current areas of service under the Scheme, its effectiveness, the factors pertinent to its level of success and recommendations on the way forward.

In June 2014, Versitech submitted its Final Report to DEVB. The major findings and conclusions of the consultancy review are: (a) PMS has served its historical mission in better informing the public of mediation as an alternative dispute resolution mechanism to hearings at the Lands Tribunal for settling disputes in compulsory sale cases; (b) given the change in circumstances since 2011, to carry on PMS in its present form might not be cost-effective as minority owners could now more readily access information on mediation service and both the information cost and the operational cost of mediation have become lower in recent years as a result of the enactment of the Mediation Ordinance and an increase in the number of mediators trained for handling compulsory sale; and (c) the Government has a role to continue the funding for publicity and public education on mediation for compulsory sale. We accepted the consultant's recommendation to wind down PMS in October 2014. The above was reported to the Legislative Council Panel on Development via the information paper "Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (CB(1)16/14-15(01)).

2. Since the launch of PMS in January 2011, 52 cases were received. Details of the cases are set out in the table below-

Year	No. of cases received under the Pilot Mediation Scheme	No. of cases where the parties have resolved their differences after seeking initial information from the service provider but without undergoing actual mediation	Number of cases successfully mediated
2011-2012	33	16	5
2012-2013	12	0	9
2013-2014	7	2	2
2014-2015 (up to October 2014)	0	0	0

Between 1 January 2011 and end February 2015, 145 compulsory sale applications had been filed with the Lands Tribunal. Of these 145 applications, there are 47 with compulsory sale orders granted. Of the 47, 44 were successfully auctioned at the reserve price while scheduled auctions for the remaining three were cancelled after all property interests were acquired before auction. For the remaining 98 applications, 66 applications were withdrawn by the applicants, discontinued or adjourned, one was struck out while 31 applications are still in progress.

PMS has been wound down since October 2014.

3. For 2011-12, the actual expenditure incurred for PMS was \$2.84 million, of which \$1.24 million was set-up cost and \$1.6 million was operating cost. Another \$9,000 was incurred to provide financial support to an eligible elderly owner to pay his mediation fees. For 2012-13 and 2013-14, the actual expenditures incurred were \$1.16 million and \$0.94 million respectively. Another \$9,000 was incurred in 2012-13 to provide financial support to another eligible elderly owner to pay his mediation fees. For 2014-15, the actual expenditure incurred was \$0.18 million (PMS was wound down in October 2014) and there were no applications for reimbursement of mediation fees from any eligible elderly owner. A further expenditure of \$57,000 would be incurred for carrying on with the publicity and public education programme on mediation in compulsory sale cases in the last quarter of 2014-15.

DEVB oversees the operation of the Land (Compulsory Sale for Redevelopment) Ordinance. Over the years, the workload related to the monitoring of PMS has been absorbed from within its existing staff resources.

With the winding down of PMS in October 2014, no further budget has been set aside for the administration of the scheme in 2015-16.

4. To follow up on the recommendation of the consultancy review report on PMS to continue with a publicity and public education programme on mediation in compulsory sale cases in a more focused manner with enhanced performance monitoring, a budget of \$152,000 has been set aside in 2015-16. A detailed work plan is being drawn up.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)184****(Question Serial No. 5698)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Since the launch of the Pilot Scheme for Arbitration on Land Premium on 24 October 2014, how many applications has the Government received? Among these, how many cases (i) were rejected by the Government; (ii) were successfully arbitrated; (iii) saw the arbitration proposal ultimately rejected and (iv) are still being processed? Is there sufficient manpower for the Government to handle the relevant work?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 327)

Reply:

Since the launch of the Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) on 24 October 2014 and as at 16 March 2015, the Lands Department (LandsD) had taken the initiative to invite applicants of eight lease modification/land exchange cases to consider settling premium disputes through arbitration under the Pilot Scheme. While the reply to two recent invitations was pending, the applicants for the other six cases had indicated their preference to continue premium discussions through negotiation. On the other hand, LandsD had declined one request for arbitration initiated by a private lot owner, having regard to the low priority accorded to that case which does not involve any net increase in floor area contributing to the policy objective of increasing land supply.

The Government will continue to select suitable lease modification and land exchange cases which fulfill the general criteria for consideration of cases as published in the Information Note relating to the Pilot Scheme uploaded onto the website of LandsD and invite relevant applicants to use arbitration to determine the amount of land premium payable.

On resources, LandsD will create four posts of one Senior Estate Surveyor, one Estate Surveyor and two Survey Officers (Estate) and will be given an annual provision of \$20 million for engaging outside experts to provide professional advice on specific issues in individual cases under the Pilot Scheme for two years from 2015-16 to 2016-17.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)185

(Question Serial No. 5699)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operating expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide the following information with regard to the acquisition of the industrial building of the Sai Wan Ho Street project of the Urban Renewal Authority (URA):

1. The number of tenants who have yet to move out and owners who have yet to surrender their ownership.
2. The acquisition progress and estimated expenditure at present, and whether the Government will consider increasing the compensation amount to expedite the acquisition progress.
3. The expected time of acquiring all the property interests of the entire project by URA, as well as the timetable of the project.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 328)

Reply:

The requested information regarding the project at Sai Wan Ho as provided by the Urban Renewal Authority (URA) is set out below -

1. The URA has acquired all the property interests of the industrial building of the project site by voluntary agreement. There is currently one tenant remaining on site.
2. The up-to-date total acquisition and related expenditure incurred for the project (comprising one demolished commercial/residential block and one existing industrial building) is \$235 million. As acquisition of property interests has been completed, URA does not anticipate any further acquisition expenditure for the project and there is no need to adjust the compensation amount. However, as there is currently one remaining tenant site, URA expects that further related expenditure may be incurred.

- 2 -

3. URA is negotiating with the tenant still on site. Construction works will commence after the site is cleared and development tender awarded.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)186****(Question Serial No. 4018)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please list all the sites with which the development right rests with the MTR Corporation Limited (MTRCL) but with no development projects completed.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 674)

Reply:

Information provided by the MTR Corporation Limited on its property development projects that have not yet been tendered is tabulated below -

Project	Estimated Flat Number (About)	Remarks
Remaining Packages of Tseung Kwan O Area 86	11 000	Planned for tendering from 2015-16 onwards
Wong Chuk Hang Station	4 700	To be determined
Homantin Station	1 400	To be determined

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)187****(Question Serial No. 5783)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please set out the establishment and expenditure involved in the “North East New Territories New Development Areas Planning and Engineering Study” for the past five years, as well as that for the coming financial year.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 156)

Reply:

The study is jointly commissioned by Planning Department (PlanD) and Civil Engineering and Development Department (CEDD). In 2010-11, 2011-12, 2012-13 and 2013-14, the two departments each deployed three professional staff solely for the study. After the announcement by the Government of the finalised proposals for the Kwu Tung North and Fanling North New Development Areas (NDAs) in July 2013, which are based on the Study, staff of the departments as well as the Development Bureau have been taking the necessary follow-up actions required to take forward the implementation of the NDAs. In 2015-16, CEDD will deploy 12 (one on supervisory role also overseeing other projects) in-house professional staff to take forward the KTN/FLN NDAs development. As for PlanD, six in-house professional staff will be deployed to undertake the task in addition to other district planning work within Fanling/Sheung Shui/Kwu Tung areas.

The expenditures on the Study in the past five years are as follows :

Financial Year	Expenditure (\$M)
2010-11	7.90
2011-12	9.60
2012-13	8.21
2013-14	8.50
2014-15	3.78

- 2 -

The estimated expenditure in 2015-16 is \$0.83M for settlement of the outstanding payment.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)188****(Question Serial No. 6209)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide, with a breakdown by district, the total area of industrial sites, as well as the number of industrial buildings and units in Hong Kong over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 298)

Reply:

According to the "Land Utilisation in Hong Kong 2013" compiled by the Planning Department (available at www.pland.gov.hk/pland_en/info_serv/statistic/landu.html), the land area in Hong Kong occupied by industrial use (including industrial land, industrial estates, and warehouse and open storage) as at end 2013 was about 26 sq. km. The figures were compiled from satellite images and relevant information from various government departments. They are intended to show the broad land use pattern at the territorial level for general reference only, and do not necessarily correspond to the areas of land use zonings for industrial uses on statutory plans.

On the other hand, according to Buildings Department's (BD) Building Condition Information System (BCIS), the distribution of industrial buildings ^{Note} in Hong Kong from 2010 to 2014 is tabulated below:

District		2010	2011	2012	2013	2014
Hong Kong	Central and Western	13	13	12	11	11
	Eastern	96	96	96	94	94
	Southern	65	65	64	60	59
	Wan Chai	2	2	2	1	1
Kowloon	Kwun Tong	359	359	350	342	328
	Sham Shui Po	130	132	131	127	123
	Kowloon City	73	73	71	71	71
	Wong Tai Sin	62	62	61	60	60
	Yau Tsim Mong	75	76	76	76	76

District		2010	2011	2012	2013	2014
New Territories	Kwai Tsing	283	284	284	278	279
	North	79	81	82	83	83
	Islands	20	20	22	19	19
	Sai Kung	53	55	55	54	54
	Shatin	80	80	77	77	77
	Tai Po	105	105	105	105	106
	Tsuen Wan	163	163	163	160	160
	Tuen Mun	110	110	110	110	110
	Yuen Long	134	136	141	139	140
Total:		1 902	1 912	1 902	1 867	1 851

Note Industrial building recorded in BD's BCIS is based on the building usage described in Occupation Permit, which includes industrial use, industrial/commercial use and warehouse use. The figures include existing industrial buildings which have undergone wholesale conversion to other uses and which do not involve the issue of new Occupation Permit.

BD does not keep statistics on the number of units in industrial buildings.

CONTROLLING OFFICER'S REPLY

DEVB(PL)189

(Question Serial No. 6294)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In Brief Description of Programme (2), it is stated that the Development Bureau has continued the review on the New Territories Small House Policy in 2014. What is the progress of the review? Are there any working schedule?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 657)

Reply:

The review of the small house policy is still on-going. The small house policy has been operating for a long time. The review inevitably involves complicated issues concerning various aspects, including legal, environment and land use planning, all of which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite timetable for completing the review.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)190

(Question Serial No. 6560)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What is the total area of land currently classified as “Village Environ”? Among these, what is the total area of land still available for Small House development?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 658)

Reply:

Village Environ (“VE”) generally refers to a 300-foot radius surrounding a recognised village where small house applications are considered. At present, 503 out of the 642 VEs of recognised villages have been drawn up. Action to draw up the VEs of the remaining 139 recognised villages is underway. That said, some of the villages are subject to such problems as topographical constraints, overlapping of village boundaries due to the villages being in close proximity to each other, villagers’ divergent views on the village boundaries, and the villages having been deserted. As such, we are unable to provide information on the total area of VE.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)191****(Question Serial No. 6583)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide a list of all currently vacant residential sites, together with information such as their location, site area, period of vacancy, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 698)

Reply:

The Government has not compiled statistics on vacant housing land. We have in response to questions raised in the Legislative Council in July and October 2012 compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). Significant resources are required for such work.

As the Government has explained on various occasions, the unleased and unallocated government land include natural slopes or sites in irregular shapes (e.g. empty space between buildings, back lanes and narrow strips of land alongside existing developments, highways or other amenities) and not all of them are suitable for development. Where there are individual sites with a reasonable size and configuration, their suitability for development would be examined and a series of factors, such as the adequacy of related infrastructural facilities, compatibility with neighbouring land uses (e.g. whether the site is too close to the existing or planned buildings), etc., would be taken into account. For individual sites of unleased or unallocated government land identified with potential for residential or other development, we will review and assess their development feasibility, and make appropriate arrangements, such as allocating them for public housing development, including them in the Land Sale Programme, or allocating them for other uses, when they are ready for development.

The various land use reviews carried out by the Government under the multi-pronged strategy to increase land supply cover government land currently vacant, under short term tenancies or different short-term or government uses. The objective is to identify suitable sites with potential for residential or other types of development. We estimate that about 35 hectares of land identified for or already allocated for residential development (including both public and private housing) so far are among the unleased or unallocated government land captured in the aforesaid one-off statistics.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)192****(Question Serial No. 6584)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide the number of vacant sites and their total area, in terms of period of vacancy (less than 1 year; 1-2.9 years; 3-4.9 years; 5-9.9 years; 10 years or longer).

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 699)

Reply:

The Government has not compiled statistics on vacant land. We have in response to questions raised in the Legislative Council in July and October 2012 compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). Significant resources are required for such work.

As the Government has explained on various occasions, the unleased and unallocated government land include natural slopes or sites in irregular shapes (e.g. empty space between buildings, back lanes and narrow strips of land alongside existing developments, highways or other amenities) and not all of them are suitable for development. Where there are individual sites with a reasonable size and configuration, their suitability for development would be examined and a series of factors, such as the adequacy of related infrastructural facilities, compatibility with neighbouring land uses (e.g. whether the site is too close to the existing or planned buildings), etc., would be taken into account. For individual sites of unleased or unallocated government land identified with potential for residential or other development, we will review and assess their development feasibility, and make appropriate arrangements, such as allocating them for public housing development, including them in the Land Sale Programme, or allocating them for other uses, when they are ready for development.

The various land use reviews carried out by the Government under the multi-pronged strategy to increase land supply cover government land currently vacant, under short term tenancies or different short-term or government uses. The objective is to identify suitable sites with potential for residential or other types of development. We estimate that about 35 hectares of land identified for or already allocated for residential development (including both public and private housing) so far are among the unleased or unallocated government land captured in the aforesaid one-off statistics.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)193

(Question Serial No. 6585)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Government states that 290 000 public housing units will be built over the next ten years and has identified sites available for close to 254 000 units. Please set out in detail the information of the relevant sites, including their respective area, district, planned number of residents, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 700)

Reply:

Last December, the Government has updated the projection of the long term housing demand for the 10-year period from 2015-16 to 2024-25. Based on that, the total housing supply target is now set at 480 000 units for the coming 10 years, with public housing accounting for 60%. The Development Bureau and Planning Department are responsible for providing the land required to meet this target. As with the established arrangement, suitable sites will be allocated to the Housing Department (HD)/Hong Kong Housing Authority (HA) for public housing development, or included in the Land Sale Programme, when they are ready for residential development.

Our current best estimate on public housing flat supply for the 10-year period is about 254 000 units. As we have reported to the Legislative Council Panel on Development, we have identified in the various land use reviews some 150 potential housing sites, most of which may be made available for housing development in the five years of 2014-15 to 2018-19 for providing over 210 000 flats (over 70% for public housing units), subject to timely amendments to their respective statutory plans. Rezoning these sites for residential use would be the key to achieving the new housing supply target, and the support and understanding of the Legislative Council, District Councils and local residents are of paramount importance.

According to HD/HA, the estimated production of public rental housing and Home Ownership Scheme flats from 2015-16 to 2018-19 by districts is at **Annex 1** and **Annex 2** respectively. As for projects under the Hong Kong Housing Society, the estimated production of public rental units and subsidised sale flats from 2015-16 to 2018-19 by districts is at **Annex 3**. The total public housing production from 2015-16 to 2018-19 is estimated to be about 80 900 units.

For public housing sites with completion beyond 2018-19 (i.e. 2019-20 and onwards), most of them are still at the preliminary planning and design stage, and are subject to various factors such as feasibility study or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of adequate manpower resources and funding for the implementation of housing-related infrastructural and community facility projects. Hence, the development parameters of these sites are yet to be finalised and subject to changes. Consultation with District Councils would be conducted and their views would be incorporated when the development parameters are prepared. Moreover, some of the public housing sites may involve land resumption and clearance, and thus it is not appropriate to list out the relevant information at this pre-mature stage (such as location, number of flats and other development parameters), so as to avoid any unnecessary worries and conjecture. Nonetheless, such information will be released when appropriate as HD rolls forward the five-year construction programme.

Public Rental Housing (PRH) Production (2015-16 - 2018-19)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2015-16				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Lower Ngau Tau Kok Estate Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
Sham Shui Po	So Uk Phase 1	2 900	2 900	
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	6 700
		Shatin Area 52 Phase 3	2 000	
		Shatin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
	Ex-Yuen Long Estate	400		
			Sub-total	23 300
2016-17				
Urban	Kwun Tong	Anderson Road Site A	1 500	3 600
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
	Sham Shui Po	So Uk Phase 1	400	400
	Wong Tai Sin	Ex-San Po Kong Flatted Factory	900	900
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	3 700
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
			Sub-total	12 100

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site B Phase 1	3 100	5 700
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	5 000
So Uk Phase 2		3 700		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	2 300	2 300
	Islands	Tung Chung Area 39	3 900	3 900
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	1 000
			Sub-total	19 000
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Lai Chi Kok Road - Tonkin Street Phase 1	2 500	4 300
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
	Shek Kip Mei Phase 7	200		
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	5 500
		Shek Mun (Shek Mun Estate Phase 2)	700	
New Territories	North	Choi Yuen Road	1 100	2 000
		Fanling Area 49	900	
			Sub-total	12 800

(Based on the Public Housing Construction Programme as at December 2014)

Note: Figures may not add up to the total due to rounding.

Home Ownership Scheme (HOS) Production (2015-16 - 2018-19)

Year of Completion/ District	Sub-district	HOS Project	Planned Flat Number	Planned Flat Number By Sub-district
2015-16				
Nil				
2016-17				
Extended Urban	Kwai Tsing	Ching Hong Road	500	500
	Tsuen Wan	Sha Tsui Road	1 000	1 000
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	500
Pik Tin Street, Sha Tin Area 4D		300		
New Territories	Yuen Long	Wang Yip Street West	200	200
			Sub-total	2 200
2017-18				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan	2 400	2 400
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 100
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 300	1 300
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	1 700
			Sub-total	4 300

(Based on the Public Housing Construction Programme as at December 2014)

Note: Figures may not add up to the total due to rounding.

Hong Kong Housing Society's Production (2015-16 - 2018-19)

Year of Completion/ District	Sub-district	Project - public rental units or subsidised sale flats (SSF)	Planned Flat Number	Planned Flat Number By Sub-district
2015-16				
Extended Urban	Tsing Yi	Greenview Villa (SSF)	988	988
			Sub-total	988
2016-17				
New Territories	Sha Tau Kok	Shun Hing Street, Sha Tau Kok (public rental units)	140	140
			Sub-total	140
2017-18				
Nil				
2018-19				
Urban	Shau Kei Wan	Ming Wah Dai Ha Redevelopment Phase 1 (public rental units)	960	960
Extended Urban	Sha Tin	Kwong Sin Street, Sha Tin Area 36C (SSF)	1 020	1 020
			Sub-total	1 980

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)194

(Question Serial No. 6586)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Government states that 480 000 housing units will be built over the next ten years. Please set out in detail the information, including the respective area, district, planned number of residents, etc., of sites planned for future residential development and sites currently being rezoned for residential development.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 701)

Reply:

Last December, the Government has updated the projection of the long term housing demand for the 10-year period from 2015-16 to 2024-25. Based on that, the total housing supply target is now set at 480 000 units for the coming 10 years, with the public-private split remaining as 60:40. Delivering this housing supply target is undeniably a huge challenge for the Government and community. Under the Government's multi-pronged strategy to increase land supply, the more immediate and effective way to increase housing land supply in the short to medium term is to make more optimal use of the developed areas in the existing urban areas and new towns, as well as nearby land in the vicinity of existing infrastructures, through land use reviews and increasing development intensity where planning terms permit. As we have reported to the Legislative Council Panel on Development, we have identified in the various land use reviews some 150 potential housing sites, most of which may be made available for housing development in the five years of 2014-15 to 2018-19 for providing over 210 000 flats (over 70% for public housing), subject to timely amendments to their respective statutory plans. Rezoning these sites for residential use would be the key to achieving the new housing supply target, and the support and understanding of the Legislative Council, District Councils and local residents are of paramount importance.

These some 150 potential housing sites are only part of the land that could be made available in the 10-year period. Apart from them, suitable sites which are not subject to statutory plan amendments would be allocated for public housing development or included in the Land Sale Programme when they are ready for residential development. Moreover, other medium to long-term land supply projects including the Kwu Tung North, Fanling North and Hung Shui Kiu New Development Areas, as well as the Tung Chung New Town Extension are expected to provide housing land in phases in the latter period of the 10-year supply target. The details and progress of the multi-pronged strategy to increase land supply (including the above some 150 potential housing sites) are set out in CB(1)407/14-15(01) that we have provided to the Legislative Council Panel on Development in January 2015.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)195****(Question Serial No. 6588)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide the information, including the site area, land premium, buyer, number of housing units to be built, plot ratio, etc., of all residential sites sold by the Government over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 705)

Reply:

Details of the residential sites disposed of in the past five financial years are as follows:

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
11 May 2010	TCTL 37	Area 55b, Tung Chung, Lantau Island, New Territories	26 200.00	3,420.00	1 419	First Harvest Development Limited
24 May 2010	FSSTL 177	Junction of Ma Sik Road and Sha Tau Kok Road (Lung Yeuk Tau Section), Area 19, Fanling, New Territories	8 900.00	1,330.00	728	World Light Limited
8 June 2010	KIL 11175	Junction of Fat Kwong Street and Chung Hau Street, Ho Man Tin, Kowloon	16 151.00	10,900.00	527	Polarland Limited

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
28 July 2010	IL 9007	Mount Nicholson Road, The Peak, Hong Kong	23 312.00	10,400.00	67	Market Prospect Limited
17 August 2010	KIL 11125	204 Argyle Street, Kowloon	7 326.00	4,100.00	228	Bradford Investments Limited
17 August 2010	KIL 11120	Hung Hom Bay Reclamation Site D1, Junction of Oi King Street and Hung Luen Road, Kowloon	7 551.00	3,510.00	321	New Harbour Investments Limited
31 August 2010	NKIL 6306	1 Ede Road, Kowloon Tong, Kowloon	2 399.00	1,285.00	41	Kildare Limited
29 September 2010	FSSTL 202	Junction of Fan Leng Lau Road, Wo Muk Road and Luen Hing Street, Luen Wo Hui, Fanling, New Territories	2 560.00	459.00	144	Supreme Rich Investment Limited
12 October 2010	NKIL 6423	3 and 5 Ede Road, Kowloon Tong, Kowloon	2 808.00	1,630.00	47	PANAYORK LIMITED
3 November 2010	NKIL 6493	Inverness Road, Kowloon Tong, Kowloon	7 046.00	2,170.00	134	Panatiff Limited
7 March 2011	YLTL 518	Yuen Long On Ning Road, Tai Kiu Road, Yuen Long On Lok Road, Yuen Long, New Territories	12 340.00	2,410.00	1 129	Carlford Investments Limited
27 April 2011	KIL 11184	Ko Shan Road, Hung Hom, Kowloon	1 901.70	1,525.00	173	Brave Sky Investments Limited
12 May 2011	IL 8963	Stubbs Road, Hong Kong	14 700.00	4,490.00	72	Wisecity Development Limited

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
12 May 2011	NKIL 6498	Begonia Road, Yau Yat Chuen, Kowloon	2 810.00	579.00	10	Gain Regent Company Limited
12 May 2011	Lot. 2086 in DD 105	Ngau Tam Mei, Yuen Long, New Territories	23 480.00	662.00	67	Stanley Investments Limited
9 June 2011	IL 8949	Borrett Road, Hong Kong	10 488.00	11,650.00	181	Bristow Investments Limited
9 June 2011	Lot 2129 in DD 121	Ping Kwai Road, Ping Shan, Yuen Long, New Territories	6 076.00	300.00	41	Great Art Investment Limited
20 June 2011	HHIL 555	At the Junction of Gillies Avenue South and Bulkeley Street, Hung Hom Kowloon	582.30	406.30	95	Well Dynamic Limited
20 June 2011	HHIL 556	Lee Kung Street, Hung Hom, Kowloon	1 298.70	801.00	216	Alcon Investments Limited
28 July 2011	TCTL 36	Area 55a, Tung Chung, Lantau Island, New Territories	25 400.00	3,770.00	2 339	Pacific Earth Enterprise Limited
9 August 2011	STTL 525	Area 56A, Kau To, Sha Tin, New Territories	23 056.00	5,500.00	973	Pembroke Development Investments Limited
25 August 2011	IL 8920	Oil Street, North Point, Hong Kong	7 887.00	6,267.20	378	Ocean Century Investments Limited
6 September 2011	TKOTL 113	Area 66A, Tseung Kwan O, New Territories	13 393.00	3,120.00	960	Crown World Investment Limited
6 September 2011	Lot 1282 in DD 253	Pak Shek Wo, Sai Kung, New Territories	2 400.00	121.50	6	Stanhope Holdings Limited

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
6 September 2011	Lot 4309 in DD 124	Tan Kwai Tsuen Road, Yuen Long, New Territories	11 192.00	361.00	170	Advance Fame Investments Limited
4 October 2011	StIL91	Hoi Fung Path, Stanley, Hong Kong	615.20	121.11	1	Harcourt Holdings Limited
4 October 2011	Lot 1613 in DD 222	Kap Pin Long, Sai Kung, New Territories	1 733.00	55.00	1	Smaragdine Limited
10 November 2011	RBL 1168	Near 35 South Bay Road, Hong Kong	1 338.00	498.88	4	Ultra Well Group Limited
8 December 2011	Lot 724 in DD 332	Cheung Sha, Lantau Island, New Territories	7 410.00	176.80	28	Bao Wei Enterprises Limited
8 December 2011	Lot 726 in DD 332	Cheung Sha, Lantau Island, New Territories	7 550.00	180.00		
22 December 2011	Lot 726 in DD 4 Mui Wo	Mui Wo, Lantau Island, New Territories	2 260.00	55.00	50	Sky Target (Hong Kong) Limited
12 January 2012	TKOTL 119	Area 66B2, Tseung Kwan O, New Territories	8 246.00	1,860.00	591	Fortune Precision Limited
9 February 2012	TMTL 423	Area 48, Castle Peak Road, So Kwun Wat, Tuen Mun, New Territories	67 147.00	2,739.00	1 100	Senworld Investment Limited
1 March 2012	Lot 676 in DD Peng Chau	Peng Lei Road, Peng Chau, New Territories	4 564.00	19.00	54	Fortune Glory Investments Limited
22 March 2012	ApILL 135	At Junction of Ap Lei Chau Drive and Ap Lei Chau Praya Road, Hong Kong	3 050.00	2,538.00	114	Goldwell Development Limited

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
22 March 2012	Lot 1588 in DD 243	Pik Sha Road, Sai Kung, New Territories	7 615.00	700.00	8	Asia Perfect Development Limited
2 May 2012	RBL 1165	Near 110 Repulse Bay Road, Hong Kong	4 340.00	1,668.00	8	Winfield Investments Limited
2 May 2012	TMTL 436	Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	9 020.00	180.00	15	Billion Ideal Limited
24 May 2012	TKOTL 114	Area 66C1, Tseung Kwan O, New Territories	4 352.00	1,033.00	326	Winbox Investment Limited
24 May 2012	STTL 562	Area 56A, Kau To, Sha Tin, New Territories	4 680.00	531.50	20	Apex Harvest Limited
30 May 2012	RBL 1190	Deep Water Bay Drive, Hong Kong	10 249.00	6,000.00	56	Cheerwide Investment Limited
30 May 2012	Lot 673 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 142.50	15.01	Subject to actual design by developer	Ocean Gain Construction Limited
11 July 2012	IL 9027	Java Road and Tin Chiu Street, North Point, Hong Kong	23 400.00	6,910.00	702	Choice Win (H.K.) Limited
1 August 2012	TKOTL 115	Area 66D1, Tseung Kwan O, New Territories	5 026.00	1,168.93	374	New Regent Asia Limited
30 August 2012	STTL 567	Area 56A, Kau To, Sha Tin, New Territories	19 700.00	3,038	158	Mega Island (HK) Limited
30 August 2012	Lot 678 in DD Peng Chau	Peng Lei Road, Peng Chau, New Territories	5 200.00	80.80	56	Well Power Electronics Limited

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
28 September 2012	TKOTL 117	Area 66C2, Tseung Kwan O, New Territories	12 915.00	2,285.00	546	Jet Union Development Limited
28 September 2012	Lot 674 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 780.30	31.00	10	Smart Champion (Hong Kong) Limited
7 November 2012	TKOTL 118	Area 66D2, Tseung Kwan O, New Territories	14 954.00	2,545.00	600	Hinwood Investment Limited
7 November 2012	STTL 574	Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	14 400.00	2,901.00	452	Crown Treasure Investments Limited
28 November 2012	TKOTL 95	Area 68A2, Tseung Kwan O, New Territories	21 306.00	2,826.00	Subject to actual design by developer	Strongly Limited
13 December 2012	TKOTL 125	Area 68A1, Tseung Kwan O, New Territories	15 969.00	1,968.00	404	Amblegreen Company Limited
13 December 2012	KIL 11229	Kwun Chung Street, Kowloon	271.30	193.75	66	Keen Access Holdings Limited
9 January 2013	STTL 565	Area 56A, Kau To, Sha Tin, New Territories	8 590.00	1,466.89	69	Bravo Partner Limited
9 January 2013	Lot 1949 in DD 221	Sha Kok Mei, Sai Kung, New Territories	15 430.00	1,455.00	274	Asian View Development Limited
30 January 2013	TMTL 427	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	26 934.00	1,388.00	461	Wascott Property Limited

Sale/tender award Date Note 1	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats Note 2	Name of purchaser
13 March 2013	KIL 11227	Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	24 077.00	11,687.88	1 425	Classic Gold Holdings Limited
27 March 2013	STTL 566	Area 56A, Kau To, Sha Tin, New Territories	8 080.00	1,420.00	59	Charmford Holdings Limited
10 April 2013	TKOTL 112	Area 65C1, Tseung Kwan O, New Territories	13 922.00	2,449.20	655	Great Horwood Limited
10 April 2013	TMTL 430	Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	3 173.00	53.20	Subject to actual design by developer	Smart Touch Investments Limited
5 June 2013	NKIL 6516	Site 1H1, Kai Tak, Kowloon	7 771.00	2,270.00	1 145	Ace Dragon Development Limited
5 June 2013	NKIL 6517	Site 1H2, Kai Tak, Kowloon	8 585.00	2,270.00		
14 June 2013	KIL 11228	Junction of Fat Kwong Street and Shueng Foo Street, Ho Man Tin, Kowloon	7 714.00	3,829.00	559	Easy Merit Holdings Limited
25 June 2013	TKOTL 93	Area 68B1, Tseung Kwan O, New Territories	26 302.00	3,000.00	851	Cloud Fair Limited
25 June 2013	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road - So Kwun Wat, Area 55, So Kwun Wat Tuen Mun, New Territories	3 457.00	156.80	Subject to actual design by developer	Golden Nice Development Limited

Sale/tender award Date Note 1	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats Note 2	Name of purchaser
10 July 2013	TKOTL 126	Area 68B2, Tseung Kwan O, New Territories	27 421.00	3,670.80	878	Precise Treasure Limited
10 July 2013	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	1 438.20	93.50	2	Dawn Rider Limited
1 August 2013	STTL 563	Area 56A, Kau To, Sha Tin, New Territories	5 950.00	1,220.00	61	Everbeam Investments Limited
1 August 2013	TMTL 435	Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	11 626.00	563.18	Subject to actual design by developer	Green Lotus Limited
4 September 2013	STTL 579	Area 56A, Kau To, Sha Tin, New Territories	32 900.00	2,710.00	105	Golden Concept Development Limited
4 September 2013	YLTL 528	Tak Yip Street, Tung Tau, Yuen Long, New Territories	4 303.00	751.00	523	Trioland Limited
18 September 2013	STTL 578	Area 56A, Kau To, Sha Tin, New Territories	17 476.00	2,389.89	155	Eminent Gold Investments Limited
18 September 2013	IL 9049	Sik On Street, Wan Chai, Hong Kong	208.00	139.90	Subject to actual design by developer	Joint Rise Development Limited
17 October 2013	TMTL 498	Wu On Street, Area 44, Tuen Mun, New Territories	2 231.00	551.00	Subject to actual design by developer	Rainbow Alpha Holdings Limited
17 October 2013	Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	3 344.00	143.00	268	Jarton Limited

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
6 November 2013	Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	8 073.00	850.00	270	World Talent (Hong Kong) Limited
13 November 2013	Lot 2640 in DD 92	Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	14 333.00	2,888.00	590	Winjoy Development Limited
13 November 2013	TLTL 70	Tsing Lung Tau, Tsuen Wan, New Territories	4 868.00	500.18	Subject to actual design by developer	Nan Hua International Engineering Company Limited
11 December 2013	TMTL 490	Castle Peak Road, Tai Lam, Tuen Mun, New Territories	2 050.00	138.80	Subject to actual design by developer	Sure Strong Corporation Limited
11 December 2013	TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	1 960.00	60.08	Subject to actual design by developer	Fortune Loyal Development Limited
15 January 2014	STTL 603	Lok Lam Road, Fo Tan, Sha Tin, New Territories	1 190.00	210.10	12	Eltara Limited
12 February 2014	TMTL 508	Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	3 109.00	455.88	370	Enormous Asset Limited
12 February 2014	TMTL 509	Leung Tak Street, Area 2, Tuen Mun, New Territories	2 440.00	430.00	290	Top State Development Limited
25 February 2014	NKIL 6525	Kai Tak Area II Site 1, Kai Tak, Kowloon	8 780.00	2,911.00	Subject to actual design by developer	Ultimate Chance Investments Limited
25 February 2014	NKIL 6526	Kai Tak Area II Site 2, Kai Tak, Kowloon	9 313.00	2,938.80	Subject to actual design by developer	Royal Mark Investments Limited

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
25 February 2014	NKIL 6527	Kai Tak Area II Site 3, Kai Tak, Kowloon	10 149.00	3,923.42	930	Big Nice Development Limited
12 March 2014	Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	1 242.70	160.00	Subject to actual design by developer	Ever Shine Development Limited
25 March 2014	STTL 581	Whitehead, Ma On Shan, Sha Tin, New Territories	37 700.00	1,826.00	Subject to actual design by developer	Good Assets Limited
25 March 2014	Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, New Territories	1 742.00	21.00	Subject to actual design by developer	Sino Kingdom Development Limited
9 April 2014	SIL 854	Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	476.40	433.60	Subject to actual design by developer	Oasis Rainbow Limited
9 April 2014	STTL 604	Mei Tin Road, Tai Wai, Sha Tin, New Territories	687.00	148.00	118	Polyland Development Limited
14 May 2014	RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	10 860.00	2,708.08	Subject to actual design by developer	Talent Charm Corporation Limited
14 May 2014	TMTL 499	Tseng Choi Street, Area 4, Tuen Mun, New Territories	2 202.00	232.80	Subject to actual design by developer	Champ Success Development Limited
28 May 2014	TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	19 400.00	2,412.00	Subject to actual design by developer	Ease Treasure Investment Limited
28 May 2014	NKIL 6541	Kai Tak Area IH Site 3, Kowloon	7 674.00	2,520.00	Subject to actual design by developer	Handy Solution Limited

Sale/tender award Date Note 1	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats Note 2	Name of purchaser
4 June 2014	IL 9048	Schooner Street, Wan Chai, Hong Kong	270.00	233.00	Subject to actual design by developer	Kingline Enterprises Limited
25 June 2014	STTL 599	Ma Kam Street, Ma On Shan, Sha Tin, New Territories	3 091.00	703.80	Subject to actual design by developer	Grandwall Investment Limited
9 July 2014	TSWTL 33	Area 112, Tin Shui Wai, Yuen Long, New Territories	75 500.00	2,221.04	Subject to actual design by developer	Jet Group Limited
9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	64 400	1,968.33	Subject to actual design by developer	Pacific Gold Limited
13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	14 160.00	3,939.80	Subject to actual design by developer	Vincord Limited
13 August 2014	STTL 598	Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	3 100.00	428.00	374	New Rich Investments Limited
20 August 2014	TMTL 513	Yan Ching Street, Area 10, Tuen Mun, New Territories	1 174.00	427.10	Subject to actual design by developer	Hoyden Holdings Limited
20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	1 044.60	156.44	Subject to actual design by developer	Treasure Mega Limited
29 September 2014	FSSTL 255	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	2 828.00	730.00	Subject to actual design by developer	Bright Land Development Limited
5 November 2014	TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	19 000.00	2,542.88	Subject to actual design by developer	Top Finder Limited

Sale/tender award Date <small>Note 1</small>	Lot number	Location	Area (square meters)	Premium (\$million)	Estimated number of flats <small>Note 2</small>	Name of purchaser
12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	11 048.00	1,051.00	Subject to actual design by developer	Great Alliance Limited
10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	23 500.00	2,138.00	Subject to actual design by developer	Loyal Pioneer Limited
17 December 2014	YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	3 240.00	1,582.00	Subject to actual design by developer	Henmell Investment Limited
24 December 2014	Lot 758 in DD 332	Cheung Sha, Lantau Island, New Territories	4 212.00	290.00	Subject to actual design by developer	New Advance Limited
7 January 2015	STTL 587	Tai Po Road - Tai Wai, Sha Tin, New Territories	6 550.00	773.00	Subject to actual design by developer	Ever World Limited
27 January 2015	KCTL 518	Hing Fong Road, Kwai Chung, New Territories	810.00	372.10	Subject to actual design by developer	Team Worldwide Limited
4 February 2015	TMTL 514	Yip Wong Road, Area 18, Tuen Mun, New Territories	2 428.00	428.80	Subject to actual design by developer	China Cyberworld Limited
11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	10 642.00	2,389.80	Subject to actual design by developer	NMC 8 Limited
4 March 2015	TPTL 225	At the Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	23 239.00	3,480.00	Subject to actual design by developer	Superwick Limited

Note 1: Based on the date of auction/tender award.

Note 2: The estimated number of residential units, if provided, is based on the information from the Buildings Department or the production forecast by the Rating and Valuation Department as at end of January 2015.

Note 3: A commercial/residential site at 89-95 San Fung Avenue, Shek Wu Hui, Sheung Shui, New Territories (FSSTL 225) was sold by public auction on 5 May 2009. According to the development submission, the site will not be used for residential purposes.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)196****(Question Serial No. 7062)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding tender failures in government land sale over the past ten years, please advise on the information of each site involved, including the location, site area, land premium, and the total number of failed tenders, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 706)

Reply:

The requested information on unsuccessful land sales is set out below -

Tender/auction withdrawn date	Location (Lot No.)	User	Site area (square metres)	Remarks
27 March 2007	Chung Wai Street, Tung Chung, Lantau (TCTL 25)	Workshop	3 277	The site was allocated for use as Temporary Children Playground.
9 July 2008	At the former Kai Tak Runway, Kowloon (NKIL 6488)	Cruise Terminal	76 000	The site was allocated to Tourism Commission on 28 September 2009 for development of Kai Tak Cruise Terminal.
29 September 2010	Lin Shing Road, Chai Wan, Hong Kong (CWIL 175)	Residential R1	1 804	The site was transferred for subsidised housing development.

Tender/auction withdrawn date	Location (Lot No.)	User	Site area (square metres)	Remarks
26 April 2012	Near the junction of Tai On Street and Oi Kan Road, Sai Wan Ho, Hong Kong (IL 9043)	Marine fuelling station	112.5	These two sites were combined and sold on 13 June 2014 at \$2.388 million.
26 April 2012	Near the junction of Tai On Street and Oi Kan Road, Sai Wan Ho, Hong Kong (IL 9044)	Marine fuelling station	113.9	
13 March 2013	Chuen On Road, Tai Po (TPTL 207)	Hospital	54 851	The site was transferred for subsidised housing development.
27 December 2013 18 June 2014	779 Lai Chi Kok Road, Kowloon (NKIL 6521) 779 Lai Chi Kok Road, Kowloon (NKIL 6543)	Petrol filling station	606.9	(1) Tender withdrawn on 27 December 2013 due to delayed site vacation; (2) Site re-tendered under a new lot number of NKIL 6543 but tender failed on 18 June 2014; and (3) Site tendered the third time and sold on 18 September 2014 at \$74.06998 million.
12 March 2014	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories (TPTL 213)	Residential R2	19 000	Site re-tendered and sold on 5 November 2014 at \$2,542.88 million.

CONTROLLING OFFICER'S REPLY**DEVB(PL)197****(Question Serial No. 6671)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Financial Secretary said that to make room for economic, social and personal development, we should optimise land utilisation and increase land supply through a combination of measures. At present, many "brownfield sites" are scattered throughout the New Territories. Please advise on the following:

1. At present, how many hectares of "brownfield sites" are there in the New Territories? How many hectares of them are privately owned and how many are owned through a company?
2. In view of the current adequate reserves, will additional resources be allocated to acquire, at market price, suitable "brownfield sites" from the landlords in the new Territories to supply land to the Housing Authority (HA) for provision of public rental housing flats and Home Ownership Scheme (HOS) flats so as to expedite the achievement of the housing target? If yes, please advise on the implementation plan. If not, please give the reasons.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 558)

Reply:

There is no formal or standard definition for "brownfield site". The term generally refers to agricultural or rural land in the New Territories that is deserted and used as open storage, container yards, depots, rural industries, recycling yards, etc. which are incompatible with the surrounding environment. According to the relevant planning and engineering studies for the respective areas, it is broadly estimated that there are over 190 ha of such areas in the proposed Hung Shui Kiu (HSK) New Development Area (NDA) and some 106 ha of such areas within the potential development areas in Yuen Long South. Most of these brownfield sites are privately owned. We have not checked who or which company own the sites, as that is not a relevant planning consideration.

To better utilise the brownfield sites, the Government has been carrying out studies to review such land through comprehensive planning and infrastructure provision including the ongoing Planning and Engineering Study for Hung Shui Kiu New Development Area, the Planning and Engineering Study for Yuen Long South, the Preliminary Feasibility Study on Developing the New Territories North, and a number of other land use reviews. The Government will take forward development projects to convert the land involving these brownfield sites for housing and other developments as appropriate, having regard to the outcomes of the respective studies/reviews, including taking forward the planning process for converting the land for housing and other developments. Where private land is required for implementation of public projects including public housing, infrastructure and new town developments, the Government may resume and clear the land in accordance with the relevant statutory provisions and established procedures, and offer applicable compensation and rehousing arrangements to eligible affected owners and occupiers.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)198

(Question Serial No. 6676)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Financial Secretary said that we should optimise land utilisation and increase land supply through a combination of measures. Please advise on the following:

1. Will the Government resume all or part of the 170 hectares of land of the Fanling Golf Course as soon as possible, so as to develop public rental housing flats, Home Ownership Scheme (HOS) flats and public facilities to meet the public's residential and social service needs? If yes, please advise on the implementation plan. If not, please give the reasons.
2. Will the SAR Government discuss with the central government to identify feasible ways to make compensation for sites used by the Hong Kong Garrison of the Chinese People's Liberation Army (PLA), such that the SAR Government may develop Shek Kong airfield and nearby land into a new town to mitigate the problem of land and housing shortages in Hong Kong? If yes, please advise on the implementation plan. If not, please give the reasons.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 562)

Reply:

1. To meet Hong Kong's long-term housing and other development needs, the Government has commissioned the Preliminary Feasibility Study on Developing the New Territories North. The prime objective of the Study is to examine the development potential of areas within the New Territories North, to conduct preliminary technical assessments to ascertain broad feasibility of the identified potential development areas and to recommend the strategic infrastructure needed to support the development. The Study will include examination of the development potential of the Fanling Golf Course site and its surrounding areas from a technical perspective. The Study is in progress.

Relating to the Fanling Golf Course, which is currently under a Private Recreational Lease (PRL), the Home Affairs Bureau is undertaking a review of the PRL policy. The Government will also take into account the results of the policy review in considering the way forward for the golf course site.

2. The military sites in Hong Kong are required by the Hong Kong Garrison for defence purposes. The Government has no plan to change the use of these sites.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)199****(Question Serial No. 6887)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. The Development Bureau (DEVB) has been active in taking forward urban renewal in recent years. How will residents affected by redevelopment be assisted by the DEVB? Please provide the figures in table form as follows -

	2008	2009	2010	2011	2012	2013	2014
Total number of private residential buildings (four storeys or above) in Hong Kong							
Total number of residential buildings (four storeys or above) aged 30 years or above in Hong Kong							
Number of redevelopment projects launched by the Urban Renewal Authority (URA) that year							
Number of domestic owners affected by the above projects							

	2008	2009	2010	2011	2012	2013	2014
Number of tenants affected by the above projects							
Amount of expenditure of the URA/ Urban Renewal Trust Fund on the provision of the urban renewal social service teams that year							
Number of staff of the urban renewal social service teams that year							

Asked by: Hon CHEUNG Kwok-che (Member Question No. 814)

Reply:

Urban renewal in Hong Kong is undertaken by both the public sector and the private sector.

On the public sector front, the Urban Renewal Authority (URA) is tasked under the Urban Renewal Authority Ordinance (Cap 563) to undertake urban renewal to tackle the problem of urban decay and improve the living conditions of the affected building owners and tenants. URA acts according to its prevailing policy in providing compensation and rehousing arrangements to eligible affected building owners and tenants. Its policy broadly follows that of the Government as approved by the Legislative Council (LegCo).

Following the promulgation of the 2011 Urban Renewal Strategy (URS), URA has implemented the following new measures to provide further assistance to the affected owners/tenants -

- (a) Flat for Flat (FFF) Scheme: URA provides a FFF option to affected domestic owner-occupiers in addition to cash compensation;
- (b) Domestic Tenant Compassionate Assistance Programme: URA provides special measures to support domestic tenants whose tenancies are terminated by their landlords through no fault of their own before URA acquires the properties concerned. An ex-gratia payment of three times the rateable value of the subject property will be paid to eligible tenants under this programme;

- (c) **Elderly Domestic Owner-Landlords Compassionate Allowance:** The allowance is introduced to assist elderly owner-landlords who depend on the rental income from their sole and rented out property for a living. URA will offer the allowance to eligible elderly owner-landlords on compassionate grounds; and
- (d) **Social Service Teams:** A dedicated Urban Renewal Trust Fund has been set up to fund, among other things, the social service teams which support affected building owners and tenants of URA redevelopment projects.

On the private sector redevelopment front, to facilitate the private sector's participation in urban redevelopment, the Development Bureau (DEVB) gazetted in January 2010 the Land (Compulsory Sale for Redevelopment)(Specification of Lower Percentage) Notice (Notice) which specifies a lower compulsory sale threshold of 80% for three specified classes of lot. The Notice has come into operation since 1 April 2010. To enhance the support available to minority owners affected by compulsory sale, DEVB launched the "Pilot Mediation Scheme" (PMS) and the "Pilot Scheme on Outreach Support Service for Elderly Owners" (OSSEO) in January 2011.

PMS aims to facilitate the parties involved in or contemplating compulsory sale applications to the Lands Tribunal in undertaking mediation on a voluntary basis.

In March 2013, we commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of PMS. The scope of the review covered the adequacy of the current areas of service under the Scheme, its effectiveness, the factors pertinent to its level of success and recommendations on the way forward. In June 2014, Versitech submitted its Final Report to DEVB. The major findings and conclusions of the consultancy review are: (a) PMS has served its historical mission in better informing the public of mediation as an alternative dispute resolution mechanism to hearings at the Lands Tribunal for settling disputes in compulsory sale cases; (b) given the change in circumstances since 2011, to carry on PMS in its present form might not be cost-effective as minority owners could now more readily access information on mediation service and both the information cost and the operational cost of mediation have become lower in recent years as a result of the enactment of the Mediation Ordinance and an increase in the number of mediators trained for handling compulsory sale; and (c) the Government has a role to continue the funding for publicity and public education on mediation for compulsory sale.

We accepted the findings and recommendations of the consultancy review and have wound down PMS. We will follow up on the recommendation of the consultancy report to continue with a publicity and public education programme on mediation in compulsory sale cases in a more focused manner. The developments have been reported to the Legislative Council on Development via the information paper "Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (CB(1)16/14-15(01)).

OSSEO aims to provide elderly owners residing in old buildings with information and other support services in relation to compulsory sale. The social workers of the scheme will proactively reach out to elderly minority owners to offer assistance.

To step up public education and publicity on compulsory sale and mediation in compulsory sale, we have been organising public talks from time to time with the support of the Hong Kong Institute of Surveyors, the service providers of the aforementioned pilot schemes, the Hong Kong Police and URA to answer questions that the participants may have on compulsory sale, crime prevention in buildings affected by property acquisition as well as URA's facilitation scheme. We will carry on with a publicity and education programme on mediation in compulsory sale cases in a more focused manner in 2015-16. A detailed work plan is being drawn up.

The statistical information requested, as provided by the Buildings Department and URA, is set out below -

	2008	2009	2010	2011	2012	2013	2014
Total number of private residential buildings (four storeys or above) in Hong Kong	19 383	19 459	19 564	19 701	19 673	19 596	19 673
Total number of residential buildings (four storeys or above) aged 30 years or above in Hong Kong	9 802	10 161	10 473	10 839	10 962	11 205	11 398
Number of redevelopment projects launched by URA in that financial year	2	3	2	2	6	5	2
Number of domestic owners affected by the above projects	37	231	122	240	268	353	113
Number of tenants affected by the above projects	71	319	224	463	283	510	165

	2008	2009	2010	2011	2012	2013	2014
Amount of expenditure of the URA/ Urban Renewal Trust Fund on the provision of the urban renewal social service teams in that financial year	\$3.817 million	\$4.962 million	\$5.47 million	\$4.649 million (Note ¹)	\$7.946 million	\$9.428 million	\$8.055 million (Note ²)
Number of staff of the urban renewal social service teams in that financial year	15	17	18	18	19	16	18

Note 1: The Urban Renewal Fund (URF) (formerly known as Urban Renewal Fund Limited) was set up in August 2011 to act as the trustee for the Urban Renewal Trust Fund and to perform all such activities that will achieve the objectives of the Trust Fund. The URF has taken over from URA the funding responsibility for the social service teams since end 2011. The number of staff of the social service teams in 2013 has decreased as compared to 2012 due to adjustment made based on the updated number of affected households in the respective development projects. The funding in 2013 has, however, increased due to salary adjustment, the new provision of administrative expense and the payment of rental for offices of the social service teams.

Note 2: The funding in 2014 is lower than that in 2013 as the additional provision for office renovation provided to the social service teams in 2013 is not applicable in 2014.

CONTROLLING OFFICER'S REPLY

DEVB(PL)200

(Question Serial No. 4229)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the continued review on the New Territories Small House Policy, what progress has been achieved in 2014 and what are the results obtained? What is the estimated expenditure involved in the work of review for the 2015-16 financial year? When will the review be completed?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 77)

Reply:

The review of the small house policy is still on-going. The small house policy has been operating for a long time. The review inevitably involves complicated issues concerning various aspects, including legal, environment and land use planning, all of which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite timetable for completing the review.

The review is conducted by the Development Bureau using its existing resources and by our colleagues as part of their overall duties. We are therefore unable to provide a breakdown of the resources deployed solely for the review.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)201****(Question Serial No. 4487)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office
(2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the records management work of the your Bureau and the departments under its purview over the past year:

1. Please provide information on the number and rank of officers designated to perform such work. If there is no officer designated for such work, please provide information on the number of officers and the hours of work involved in records management duties, and the other duties they have to undertake in addition to records management;
2. Please list in the table below information on programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear meters of records	Retention period approved by GRS	Are they confidential documents	Reasons for not yet transferred

3. Please list in the table below information on programme and administrative records which have been transferred to GRS for retention:

Category of records	Years covered by the records	Number and linear meters of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

4. Please list in the table below information on records which have been approved for destruction by GRS:

Category of records	Names of records	Years covered by the records	Number and linear meters of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 97)

Reply:

Information on the records management work of the Development Bureau (Planning and Lands Branch) and its departments over the past year is provided below:

1. Number and rank of designated officers:

No officers are designated solely to perform records management work. A number of officers of different grades including professional, technical, executive, clerical and secretarial are involved in carrying out the duty. However, as records management is only part of their overall duties, we are not able to provide a breakdown of the manpower spent solely on the work.

2. Programme and administrative records which have been closed pending transfer to GRS for appraisal:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not yet transferred
Planning and Lands Branch (PLB)					
Programme Records	2002 - 2015	315 (14.175 linear metres)	10-20 years after action completed	191 out of 315 records are confidential records	Not applicable
Buildings Department (BD)					
Administrative Records	2008 - 2014	32 (1.6 linear metres)	2-7 years after action completed	No	Not applicable

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not yet transferred
Lands Department (Lands D)					
Administrative Records	1997 - 2015	135 (6.1 linear meters)	2-7 years after action completed	3 out of 135 records are confidential records	Not applicable

3. Programme and administrative records which have been transferred to GRS for retention:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
Lands D					
Administrative Records	1966 - 2001	18 (1 linear meter)	2015	5 years after action completed	No

4. Records which have been approved for destruction by GRS:

Category of records	Records titles	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
PLB						
Administrative Records	- Administration - Accommodation and Facilities - Procurement and Supplies - Management of Office Services	1990-201 1	87 (4.64 linear metres)	Not applicable	2 - 7 years after action completed	No

Category of records	Records titles	Years covered by the records	Number and linear metres of records	Years that the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
BD						
Programme Records	- Records of Plans - Testing Reports related to New Buildings Projects	1994-2014	381 (149 linear metres)	Not applicable	Immediate disposal after action completed	No
Lands D						
Administrative Records	- Administration - Accommodation and Facilities - Procurement and Supplies - Finance and Accounting - Human Resources - Management of Information Service	1955-2010	670 (30.36 linear meters)	Not applicable	2 - 7 years after action completed	2 out of 670 records are confidential records
Planning Department						
Administrative Records	- Administration - Human Resources	1971-2012	6 858 (10.37 linear metres)	Not applicable	0 - 7 years after action completed	No
Programme Records	- Planning Matters and Studies	1992-2007	635 (38.1 linear metres)	Not applicable	7 years after action completed	44 out of 635 records are confidential records
	- District Planning Matters	1958-2005	221 (11 linear metres)	2011	Not applicable	No
	- Building Plans	1990-2010	4 000 (30 linear metres)	Not applicable	3 months after issuance of Occupation Permit	No

CONTROLLING OFFICER'S REPLY**DEVB(PL)202****(Question Serial No. 4608)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office
(2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. Regarding the expenses on entertainment and gifts of your bureau and the departments under its purview over the past two years in 2013-14 and 2014-15, please provide details using the table below:

Bureau/ branch/ department and year	Estimated expenses on entertainment and gifts in the year	Actual expenses on entertainment and gifts in the year	Cap on entertainment expenses (including beverages) per head for the year	Cap on gift expenses per guest for the year	Number of receptions held and total number of guests entertained in the year

2. Regarding the expenses on entertainment and gifts of your bureau and the departments under its purview in 2014-15, please provide details using the table below:

Bureau/ branch/ department	Date of reception (day/ month/ year)	Departments/ organisations and titles of the guests entertained (grouped by department/ organisation and indicating the number of guests)	Food expenses incurred in the reception	Beverage expenses incurred in the reception	Gift expenses incurred in the reception	Venue of the reception (department office/ restaurant in government facilities/ private restaurant/ others (please specify))

3. Please provide the estimated expenses on entertainment and gifts for 2015-16 using the table below:

Bureau/ branch/ department	Estimated provision for expenses on entertainment and gifts	Cap on entertainment expenses per guest	Cap on gift expenses per guest

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 98)

Reply:

As a general rule, all politically appointed officials and civil servants should observe the same principles and act in accordance with the relevant regulations and administrative guidelines when providing official entertainment in the form of meals. Government officers are required to exercise prudent judgment and economy when entertaining guest(s) for official purposes in order to avoid any public perception of extravagance. According to the current general guidelines, the expenditure limits on official meals should not exceed \$450 per person for lunch or \$600 per person for dinner, inclusive of all expenses incurred on food and beverages consumed on the occasion, service charges and tips.

For Development Bureau (Planning and Lands Branch) and its departments, the actual expenditure on official entertainment for the past two years and the estimated provision for official entertainment in 2015-16 are as follows -

Branch/ Department	Actual Expenditure on Official Entertainment (\$)		Estimated Provision for Official Entertainment for 2015-16 (\$)
	2013-14	2014-15 (up to end February 2015)	
Planning and Lands Branch	269,719	230,586	320,000
Buildings Department	45,210	54,576	165,000
Lands Department	18,210	6,633	10,000
Planning Department	181,355	182,589	210,000

In line with the Government's green policy, public officers should as far as possible refrain from bestowing gifts/souvenirs to others during the conduct of official activities. According to the existing guidelines, where bestowal of gifts/souvenirs is necessary or unavoidable due to operational, protocol or other reasons, the gift/souvenir items should not be lavish or extravagant and the number should be kept to a minimum. Also, the exchange of gifts/souvenirs should only be made from organisation to organisation. As we do not maintain separate accounts for the expenses on the procurement of gifts and souvenirs, we do not have the relevant statistics.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)203****(Question Serial No. 4609)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office
(2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding studies (if any) commissioned by the Bureau and its departments for the purpose of formulating and assessing policies, please provide information in the prescribed format.

- (a) Using the table below, please provide information on studies on public policy and strategic public policy for which funds had been allocated in the past two financial years (2013-14 and 2014-15):

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objectives of project	Consultancy fee (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	If completed, have they been made public? If yes, through what channels? If no, why?

- (b) Are there any projects for which funds have been reserved for conducting internal studies in this financial year (2015-16)? If yes, please provide the following information:

Title, content and objectives of project	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channels? If no, why?

- (c) Are there any projects for which funds have been reserved for conducting consultancy studies in this financial year (2015-16)? If yes, please provide the following information:

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objectives of project	Consultancy fee (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channels? If no, why?

- (d) What are the criteria for the award of consultancy projects to the research institutions concerned?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 99)

Reply:

The consultancy studies commissioned by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies are as follows -

- (b) Information on the public policy studies and strategic public policy studies commissioned with funds allocated in the past two financial years (2013-14 and 2014-15) is set out in the table below:

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objective of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	If completed, have they been made public? If yes, through what channels? If no, why?
Versitech Limited, Hong Kong University	Tender	Consultancy Review on the Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale	<u>2013-14</u> 45,000 <u>2014-15</u> 675,000	March 2013	Completed	Following up on the recommendations in the consultancy report, we wound down the Pilot Mediation Scheme in end-2014. A	The working paper and final report of the consultancy review have been uploaded onto

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, content and objective of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/ completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	If completed, have they been made public? If yes, through what channels? If no, why?
		for Redevelopment) Ordinance (Cap 545) The study is for a comprehensive review of the Pilot Mediation Scheme.				more focused publicity and public education programme on mediation in compulsory sale is being drawn up.	Development Bureau's (DEVB's) website
Ronald Lu & Partners (Hong Kong) Ltd	Tender	Consultancy Study on Design and Construction Requirements for Residential Buildings for Energy Efficiency The study is for developing a set of design and construction requirements for improving energy efficiency in residential buildings.	<u>2013-14</u> 680,250 <u>2014-15</u> 136,000	August 2010	Completed	The Buildings Department (BD) has promulgated the new "Guidelines on Design and Construction Requirements for Energy Efficiency of Residential Buildings 2014" after consultation with the industry.	The BD has promulgated the new Guidelines through practice notes to authorised persons, registered structural engineers and registered geotechnical engineers, and posted them on the BD's website.
Ove Arup & Partners Hong Kong Ltd (Note ¹)	Tender	Consultancy Study for the Review of the Code of Practice (CoP) on Wind Effects in Hong Kong 2004 The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.	<u>2013-14</u> 429,780 <u>2014-15</u> 644,000	May 2012	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft updated CoP in 2015.	Study not yet completed.

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objective of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	If completed, have they been made public? If yes, through what channels? If no, why?
AECOM Asia Company Ltd <i>(Note¹)</i>	Tender	Consultancy Study on the Structural Use of Glass The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.	<u>2013-14</u> 512,150 <u>2014-15</u> Nil	October 2012	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft CoP in 2015.	Study not yet completed.
Ronald Lu & Partners (Hong Kong) Ltd <i>(Note¹)</i>	Tender	Consultancy Study on the Review of the Building (Planning) Regulations The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.	<u>2013-14</u> 238,000 <u>2014-15</u> 595,000	November 2013	In progress	The study is still under the Formulation of Recommendation Stage. Consultation with stakeholders of the building industry on the initial draft recommendations of the study will be conducted in 2015.	Study not yet completed

Note¹ - Consultancy studies straddle 2013-14, 2014-15 and 2015-16. The split of consultancy fee in 2015-16 is provided in part (c) of the reply.

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objective of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	If completed, have they been made public? If yes, through what channels? If no, why?
ICF Consulting Services Hong Kong Limited (Note ²)	Tender	<p>Review of Land Requirements for Grade A Offices, Business and Industrial Uses</p> <p>The study is for updating the future floor space and land requirements for Grade A offices, business and industrial uses in Hong Kong and for devising a broad spatial planning strategy to meet the projected demands.</p>	<p><u>2014-15</u> 2,004,500</p>	<p>April 2014</p>	<p>In progress</p>	<p>The recommendations will serve as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (HK 2030+).</p>	<p>Study not yet completed</p>
Prudential Surveyors International Ltd (Note ²)	Tender	<p>Consultancy Study on the Investigation Technologies of Water Seepage</p> <p>The study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.</p>	<p><u>2014-15</u> 345,000</p>	<p>October 2014</p>	<p>In progress</p>	<p>The consultant has completed the preliminary review on testing methods and procedures in water seepage investigation, and submitted the 1st Interim Research Report to BD in February 2015.</p>	<p>Study not yet completed</p>

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objective of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	If completed, have they been made public? If yes, through what channels? If no, why?
Ove Arup & Partners Hong Kong Ltd <i>(Note²)</i>	Tender	<p>Consultancy Study to Formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong</p> <p>The study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by professionals and practitioners of the building industry in Hong Kong.</p>	<u>2014-15</u> Nil	February 2015	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft updated CoP in 2017.	Study not yet completed
Ove Arup & Partners Hong Kong Ltd <i>(Note²)</i>	Tender	<p>Strategic Environmental Assessment for HK 2030+</p> <p>The study is for identifying any environmental concerns early in the planning process, and proposing the strategic environmental action plan to maximise environmental gain and ensure an acceptable environment in future.</p>	<u>2014-15</u> 145,630	March 2015	In progress	The assessment will serve as inputs for the updating of the territorial development strategy, i.e. HK 2030+.	Study not yet completed

Note² - Consultancy studies straddle 2014-15 and 2015-16. The split of consultancy fee in 2015-16 is provided in part (c) of the reply.

(b) Information on the projects commissioned with funds reserved for conducting internal studies in 2015-16 is set out in the table below:

Title, content and objectives of project	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channels? If no, why?
<p>Overall spatial planning and conservation strategy for Lantau</p> <p>The study aims to formulate an overall spatial planning, and conservation strategy for Lantau and to capitalise on the strategic location, valuable natural, landscape and heritage assets of Lantau.</p> <p>The major tasks include baseline reviews (including economic and infrastructure developments, natural, landscape and heritage conservation), identifying feasible economic and conservation opportunities for Lantau, and formulating an overall spatial planning and conservation strategy for Lantau.</p>	October 2014	In progress	To provide spatial planning framework and broad directions to guide planning of land and infrastructure development in Lantau.	Not applicable
<p>Hong Kong 2030+</p> <p>The study aims to provide an updated spatial planning framework and broad directions for planning of land and infrastructure development in the territory beyond 2030.</p> <p>The major study tasks include baseline review (including demand/supply assessment), consolidation of key planning issues, option generation and evaluation, impact assessments, and strategy formulation.</p>	January 2015	In progress	HK2030+ will provide an updated spatial planning framework and broad directions to guide planning of land and infrastructure development beyond 2030.	Not applicable

(c) Funds have been included in the 2015-16 estimates for the following consultancy studies:

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, content and objectives of project	Consultancy fee (\$)	Start Date	Progress of study (under planning/in progress/ completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channels? If no, why?
(Not yet selected)	Tender	<p>Appointment of a Consultant for Assessment of the Financial Implications of the Development of Selected Harbourfront Sites</p> <p>The study is for understanding the financial resource requirement for different development and management modes to be used on harbourfront sites. Study findings would help the deliberations on whether a Harbourfront Authority is to be established.</p>	Subject to tender	Second quarter of 2015 (Tentative)	In progress	Not applicable	Not applicable
Ove Arup & Partners Hong Kong Ltd	Tender	<p>Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004</p> <p>The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development</p>	430,000	May 2012	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft updated CoP in 2015.	Not applicable

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objectives of project	Consultancy fee (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channels? If no, why?
		in wind engineering and meteorological data; and drafting of an updated CoP.					
AECOM Asia Company Ltd	Tender	<p>Consultancy Study on the Structural Use of Glass</p> <p>The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.</p>	192,000	October 2012	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft CoP in 2015.	Not applicable
Ronald Lu & Partners (Hong Kong) Ltd	Tender	<p>Consultancy Study on the Review of the Building (Planning) Regulations</p> <p>The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.</p>	1,547,000	November 2013	In progress	The study is still under the Formulation of Recommendations Stage. Consultation with stakeholders of the building industry on the initial draft recommendations of the study will be conducted in 2015.	Not applicable
ICF Consulting Services Hong Kong Limited	Tender	Review of Land Requirements for Grade A Offices, Business and Industrial Uses	2,005,000	April 2014	In progress	The recommendations will serve as inputs for the updating of the territorial development strategy, i.e. HK 2030+.	The study findings will be uploaded onto HK 2030+ website.

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objectives of project	Consultancy fee (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channels? If no, why?
		The study is for updating the future floor space and land requirements for Grade A offices, business and industrial uses in Hong Kong and for devising a broad spatial planning strategy to meet the projected demands.					
Prudential Surveyors International Ltd	Tender	<p>Consultancy Study on the Investigation Technologies of Water Seepage</p> <p>This study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.</p>	3,780,000	October 2014	In progress	The consultant has completed the preliminary review on testing methods and procedures in water seepage investigation, and submitted the 1 st Interim Research Report to BD in February 2015.	Not applicable
Ove Arup & Partners Hong Kong Ltd	Tender	Consultancy Study to formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong.	2,800,000	February 2015	In progress	The BD will conduct consultation with stakeholders of the building industry on the draft updated CoP in 2017.	Not applicable

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objectives of project	Consultancy fee (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channels? If no, why?
		This study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by professionals and practitioners of the building industry in Hong Kong.					
Ove Arup & Partners Hong Kong Ltd	Tender	Strategic Environmental Assessment for HK 2030+ The study is for identifying any environmental concerns early in the planning process, and proposing the strategic environmental action plan to maximize environmental gain and ensure an acceptable environment in future.	2,913,000	March 2015	In progress	The assessment will serve as inputs for the updating of the territorial development strategy, i.e. HK 2030+.	Not applicable
(Not yet selected)	Tender	Transport and Land Use Assessment The study is for assessing, prioritising and optimising the location choice of major long-term development	Subject to tender	May 2015 (Tentative)	Under planning	The assessment will serve as inputs for the updating of the territorial development strategy, i.e. HK 2030+.	Not applicable

Name of consultant	Mode of award (open auction/tender/others (please specify))	Title, content and objectives of project	Consultancy fee (\$)	Start Date	Progress of study (under planning/in progress/completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channels? If no, why?
		opportunities from transport perspective.					
(Not yet selected)	Tender	<p>Consultancy Study for the Revision of General Guidelines and Technical Guidelines on Minor Works</p> <p>The study is for preparing up-to-date Guidelines which provide the general public and stakeholders including professionals and trade practitioners an overview of the Minor Works Control System (MWCS), information of amendments to the Building (Minor Works) Regulations since the first implementation of the MWCS and guidelines for complying with the relevant legislations.</p>	900,000	Fourth quarter of 2015 (Tentative)	Under planning	Not applicable	Not applicable

- (d) The criteria for considering the award of consultancy studies mainly include:
- (i) background and experience of the consultant;
 - (ii) methodology and work programme;
 - (iii) composition and staffing of the consulting team;
 - (iv) past performance of the consultant; and
 - (v) fee proposal.

CONTROLLING OFFICER'S REPLY**DEVB(PL)204****(Question Serial No. 4610)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office
(2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In regard to the growing co-operation between Hong Kong and the Mainland in recent years, please provide relevant information on Hong Kong/Mainland cross-boundary projects or programmes in which your bureau and the departments under your purview have been involved.

(a) For Hong Kong/Mainland cross-boundary projects or programmes, please provide information for 2013-14 and 2014-15 as per following table:

Project / Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong / Guangdong Co-operation (the Framework Agreement) or the National 13 th Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Has public consultation on the cross-boundary project been conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme

- (b) Has provision been earmarked for Hong Kong/Mainland cross-boundary projects or programmes in this year (2015-16)? If yes, please provide information in respect of Hong Kong/Mainland cross-boundary projects or programmes for 2015-16 as per following table:

Project / Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong / Guangdong Co-operation (the Framework Agreement) or the National 13 th Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Will public consultation on the cross-boundary project be conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme

- (c) Apart from the projects or programmes listed above, are there any other modes of Hong Kong/Mainland cross-boundary cooperation? If so, in what modes are they taken forward? What were the manpower and expenditure involved over the past three years? How much financial and manpower resources have been earmarked in the 2015-16 Estimates?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 100)

Reply:

- (a) Information on Hong Kong/Mainland cross-boundary projects or programmes under the purview of the Planning and Lands Branch (PLB) of Development Bureau and the relevant departments in 2013-14 and 2014-15 is set out below -

Project / Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong / Guangdong Co-operation (the Framework Agreement) or the National 13 th Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Has public consultation on the cross-boundary project been conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme
Study on the Action Plan for the Bay Area of the Pearl River Estuary	<p>The Study was jointly commissioned by the Governments of HK, Guangdong (GD) and Macao for providing a liaison and communication platform to explore ways to facilitate the development of the “Bay Area of the Pearl River Estuary” into a core area of quality living as well as economic prosperity.</p> <p>It is one of the regional cooperation projects in the “Framework Agreement”.</p>	<p>2011-12 \$1.9 million</p> <p>2012-13 \$0.051 million</p> <p>2013-14 \$0.059 million</p> <p>2014-15 \$0.088 million (settlement up to 24.3.2015)</p>	Housing and Urban-rural Development Department of GD Province	The agreement on jointly undertaking the Study was signed by the Governments of HK, Guangdong and Macao in 2010. The gist of the agreement has been made known to the public.	The Study commenced in April 2010 and was completed in December 2014.	<p>In February 2015, the Study recommendations were promulgated through a press release, a “Summary Report” and an “Updated Summary of Recommendations”. These documents were uploaded onto the Study website.</p> <p>The expenses and manpower involved were covered by the study fee and adsorbed by existing staff respectively.</p>	Stage 1 and Stage 2 PE activities were held in Hong Kong	The Study will not involve any change in legislation or policies.
Planning and Engineering Study on Development of Lok Ma Chau Loop	It is a joint study between Hong Kong and Shenzhen governments. The objective is to formulate a comprehensive plan for the development of Lok Ma Chau Loop with a view to developing it as a sustainable knowledge and technology exchange zone on the basis of mutual benefits to both sides.	<p><u>2013-14</u> \$2.97M</p> <p><u>2014-15</u> \$1.88M (revised estimate)</p>	Urban Planning, Land and Resources Commission of SZ Municipality	On 13.11.2008, HK and SZ signed a Cooperation Agreement on the undertaking of a joint study for the development of the LMC Loop. The gist of the agreement has been made known to the public.	The Study commenced in 2009 and was completed in 2013	<p>In July 2013, the Study findings and recommendations were promulgated through a press release, an information digest and Stage 2 PE Report. These documents were uploaded onto the Study website.</p> <p>The expenses and manpower involved were covered by the study fee and adsorbed by existing staff respectively.</p>	Stages 1 and 2 PEs conducted concurrently in HK and SZ.	The Study will not involve any change in legislation or policies.

Project / Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong / Guangdong Co-operation (the Framework Agreement) or the National 13 th Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Has public consultation on the cross-boundary project been conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme
	It is one of the cooperation areas in the "Framework Agreement"							

(b) Information on Hong Kong/Mainland cross-boundary projects or programmes under the purview of the PLB of Development Bureau and the relevant departments in 2015-16 is set out below -

Project / Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong / Guangdong Co-operation (the Framework Agreement) or the National 13 th Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Will public consultation on the cross-boundary project be conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme
Planning and Engineering Study on Development of Lok Ma Chau Loop	Same as above	\$0.43M	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above

- (c) Apart from the projects or programmes set out above and exchanges in connection with these projects or programmes, the PLB of Development Bureau and the relevant departments had not undertaken any other specific initiative on cross-boundary co-operation in 2012-13 to 2014-15, and no other financial and manpower resources have been earmarked in the 2015-16 draft Estimates.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)205

(Question Serial No. 4611)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office
(2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide the details of the meetings, visits or exchanges held between the Department and the relevant Mainland authorities in the past five years, and list, by date, the following for each trip:

- (a) objective, venue;
- (b) titles of the Mainland officials met;
- (c) number and titles of the participating officers from Hong Kong;
- (d) duration of trip (days);
- (e) total expenditure incurred;
- (f) whether the trip was promulgated before departure; if not, what are the reasons for the confidentiality;
- (g) whether minutes of the meeting were filed; if not, what are the reasons;
- (h) whether agreement was reached; if so, what are the contents and implementation progress;
 - (i) transport (please list flight tickets and local transport at destinations separately);
 - (ii) accommodation;
 - (iii) meals;
 - (iv) banquets or entertainment; and
 - (v) expenses on gifts.

Date	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(ii)	(iii)	(iv)	(v)

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 101)

Reply:

For official duty visits to the Mainland, Macao and Taiwan undertaken by officers of the Development Bureau (Planning and Land Branch) (PLB) on matters relating to planning and lands over the past 5 years (2010-11 to 2014-15), the relevant information is provided below -

Year (Number of visits)	Content/objective	Number of officers	Expenditure (\$) ^{Note}
2010-11 (22)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Guangzhou, Shenzhen, Chengdu, Chongqing, Shanghai, Fuzhou, Ningbo, Haikou, etc. • enhancing co-operation and exchanges with Taiwan 	1-9 officers per visit	About 88,000
2011-12 (14)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Chengdu, Xian, Luoyang, Zhengzhou, Guangzhou, Shenzhen, Qingdao, Wolong, Dalian, Lijiang, Nanjing, Kunming, Beijing, etc. • enhancing co-operation and exchanges with Macao 	1-4 officers per visit	About 50,000
2012-13 (12)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Beijing, Guangzhou, Shenzhen, Wolong, Kunming, Qianhai, Shanghai, etc. 	1-8 officers per visit	About 76,000
2013-14 (15)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Guangzhou, Shenzhen, Kunming, Sichuan, Ningbo, Qianhai, Shanghai, Tianjin, etc. • enhancing co-operation and exchanges with Taiwan 	1-8 officers per visit	About 128,000

Year (Number of visits)	Content/objective	Number of officers	Expenditure (\$)^{Note}
2014-15 (12)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Beijing, Guangzhou, Jiangmen, Nansha, Shenzhen, Nanning, etc. 	1-6 officers per visit	About 49,000

The above duty visits were for 0.5 - 6 days per trip and were joined by other officials of different ranks.

Notes:

1. The above expenditure includes expenditure on hotel accommodation and flight tickets, but excludes -
 - (a) subsistence allowance provided to officers concerned, expenses on communication, etc.; and
 - (b) the expenditure which was sponsored by the hosting government.
2. Hotel accommodation was provided to officers concerned in accordance with the relevant Civil Service Regulations (CSR) and guidelines.
3. Proper class of air passages was provided to officers concerned in accordance with the relevant CSR and guidelines which take into account ranking of the officers, flying time, flight schedule and other relevant details.

PLB conducts exchanges and discussions with the relevant Mainland authorities on issues of mutual concern from time to time as and when necessary. Generally speaking, the meetings are recorded as appropriate, having regard to the different circumstances and factors such as nature of the meeting and subject matter, consensus reached by both sides, development of the subject matter, etc. We will decide whether and how the trips and the agreements concluded should be made public in the light of the circumstances.

As a general rule, all politically appointed officials and civil servants should observe the same principles in the provision of official meals. They are required to exercise prudent judgment and economy in order to avoid any public perception of extravagance and act in accordance with the relevant regulations and administrative guidelines. According to the existing guidelines, the expenditure limits on entertainment in the form of official meals should not exceed \$450 per person for lunch or \$600 per person for dinner, inclusive of all expenses incurred on food and beverages consumed on the occasion, service charges and tips.

In line with the Government's green policy, public officers should as far as possible refrain from bestowing gifts/souvenirs to others during the conduct of official activities. According to the existing guidelines, where bestowal of gifts/souvenirs is necessary or unavoidable due to operational, protocol or other reasons, the gift/souvenir items should not be lavish or extravagant and the number should be kept to a minimum. Also, the exchange of gifts/souvenirs should only be made from organisation to organisation. As we do not maintain separate accounts for the expenses on the procurement of gifts and souvenirs, relevant breakdowns are not available.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)206****(Question Serial No. 4612)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (1) Director of Bureau's Office

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please provide the details of duty visits made by the Secretary and the Under Secretary in each of the past five years. In respect of each visit, please list by date the (a) purpose and destination, (b) post titles of the local officials met, (c) number and post titles of the Hong Kong officials in the entourage, (d) duration, (e) total expenditures involved and the respective expenses on (i) transportation (list out both the expenses on air tickets and local transportation), (ii) accommodation, (iii) meals, (iv) receptions or entertainment and (v) gifts.

Date	(a)	(b)	(c)	(d)	(e)	(i)	(ii)	(iii)	(iv)	(v)

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 102)

Reply:

Information on the duty visits made by the Secretary for Development (SDEV) is given in the table below -

Year (Number of visits) (Note 1)	Content/objective	Number of accompanying staff of Planning and Lands Branch	Expenditure incurred by SDEV and staff of Planning and Lands Branch (\$) (Notes 2 - 4)
2010-11 (11)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Guangzhou, Chengdu, Shanghai, Fuzhou, Ningbo, Dunhuang and Zhoushan • attending meetings, sharing sessions, site visits, forums and conferences in places including Auckland, London, Oslo, Seoul, Singapore, Tokyo and Wellington 	0 to 3 officers per visit	About 482,000
2011-12 (8)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Chengdu, Xi'an, Luoyang, Zhengzhou and Lijiang • attending meetings, sharing sessions, site visits, forums and conferences in places including Auckland, Bellagio, Copenhagen, Helsinki, Mumbai, Nice, Paris and Stockholm 	0 to 2 officers per visit	About 715,000
2012-13 (5)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Beijing, Guangzhou, Shenzhen, Wolong, Qianhai and Shanghai • attending meetings and conferences in Singapore 	1 to 4 officers per visit	About 77,000

Year (Number of visits) (Note 1)	Content/objective	Number of accompanying staff of Planning and Lands Branch	Expenditure incurred by SDEV and staff of Planning and Lands Branch (\$) (Notes 2 - 4)
2013-14 (7)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Sichuan, Ningbo, Shanghai and Tianjin • enhancing co-operation and exchanges with Taiwan • attending meetings and conferences in Singapore 	2 officers per visit	About 147,000
2014-15 (6)	<ul style="list-style-type: none"> • promoting co-operation with the Mainland in places including Beijing, Guangzhou, Jiangmen, Nansha, Nanning, Hengqin, Zhongshan and Zhuhai • attending meetings, sharing sessions, site visits, forums and conferences in places including Barcelona, Moscow, Paris and Singapore 	2 to 4 officers per visit	About 288,000

The above duty visits were for 1.5 - 7 days per trip and were joined by other officials of different ranks.

Notes

1. Excluding one-day trips made by SDEV and Under Secretary for Development for which no expenditure on hotel or air ticket was incurred.
2. The above expenditure includes expenditure on hotel accommodation and flight tickets, but excludes -
 - (a) subsistence allowance provided to officers concerned, expenses on communication, etc; and

- (b) the expenditure which was sponsored by the hosting government/organisation.
- 3. Hotel accommodation was provided to officers concerned in accordance with the relevant Civil Service Regulations (CSR) and guidelines.
- 4. Proper class of air passages was provided to officers concerned in accordance with the relevant CSR and guidelines which take into account ranking of the officers, flying time, flight schedule and other relevant details.

As a general rule, all politically appointed officials and civil servants should observe the same principles in the provision of official meals. They are required to exercise prudent judgment and economy in order to avoid any public perception of extravagance and act in accordance with the relevant regulations and administrative guidelines. According to the existing guidelines, the expenditure limit on entertainment in the form of official meals should not exceed \$450 per person for lunch or \$600 per person for dinner, inclusive of all expenses incurred on food and beverages consumed on the occasion, service charges and tips.

In line with the Government's green policy, public officers should as far as possible refrain from bestowing gifts/souvenirs to others during the conduct of official activities. According to the existing guidelines, where bestowal of gifts/souvenirs is necessary or unavoidable due to operational, protocol or other reasons, the gift/souvenir items should not be lavish or extravagant and the number should be kept to a minimum. Also, the exchange of gifts/souvenirs should only be made from organisation to organisation. As we do not maintain separate accounts for the expenses on the procurement of gifts and souvenirs, relevant breakdowns are not available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)207

(Question Serial No. 5338)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

As regards the collaboration between the Development Bureau and the MTR Corporation Limited on revising the schemes for the West Rail property development projects, please advise on the expenditure involved and the estimated increase in the number of small and medium-sized flats.

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

In his 2011-12 Budget Speech, the Financial Secretary announced that the West Rail Property Development Limited would redesign six property development projects along the West Rail for which master layout plans and building plans had already been approved, so as to comply with the guidelines on quality and sustainable building design that would become effective on 1 April 2011, as well as to increase the supply of small and medium-sized flats.

Excluding the project at Tin Shui Wai Station which has been transferred for public housing development, the remaining five projects tendered / to be tendered for private housing development (i.e. Nam Cheong Station, Tsuen Wan West Station TW5 (Cityside), Tsuen Wan West Station TW5 (Bayside), Long Ping Station (North) and Tsuen Wan West Station TW6) are estimated to increase the number of small and medium-sized flats (saleable area not more than 50 square metres) by about 3 000 flats in total after they are redesigned.

The expenditure involved in the implementation of the West Rail property development projects is absorbed from within the existing provisions for the Planning and Lands Branch of the Development Bureau. We are therefore unable to provide a breakdown of the expenditure deployed solely for the work in question.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)208

(Question Serial No. 5339)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What were the expenditure and manpower incurred by the Development Bureau (DEVB) for the review on the New Territories Small House Policy over the past five years? What are the estimated expenditure and manpower to be incurred by the DEVB on this matter in 2015-16?

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

The review of the small house policy is conducted by the Development Bureau using its existing resources and by our colleagues as part of their overall duties. We are therefore unable to provide a breakdown of the resources deployed solely for the review.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)209****(Question Serial No. 5340)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for handling the ex-gratia compensation and re-housing arrangements in clearance exercises? What are the estimated expenditure and manpower to be incurred by the DEVB on this matter in 2015-16?

In the past five years, what were the expenditure and manpower incurred by the DEVB for monitoring the programme of enforcement action by the Buildings Department against unauthorised and dangerous building works? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, the Government oversaw the implementation of the enforcement policy against unauthorised building works (UBWs) in New Territories exempted houses, including the operation of the reporting scheme for pre-existing UBWs. Please advise on the details, effectiveness, the number of small houses involved, and the manpower and expenditure incurred in this respect. Will the reporting scheme be continued in 2015-16? If yes, please advise on the reasons, the number of small houses involved and the manpower and expenditure to be incurred; if not, please provide details of the Government's enforcement action as well as the timetable thereof.

In the past five years, what were the expenditure and manpower incurred by the DEVB for co-ordinating the implementation of the enforcement policy against UBWs in New Territories exempted houses, including the operation of the reporting scheme for pre-existing UBWs? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

As the question comprises three independent sub-questions, a separate heading is added to my reply for each sub-question below for clarity -

Ex-gratia compensation and rehousing arrangements for clearerees

1. The assessment and offer of ex-gratia compensation and rehousing arrangements for those affected by clearance exercises for public projects are mainly operational matters handled by the Lands Department and the Housing Department. The Development Bureau (DEVB) has not made financial provision in the Bureau's estimates for the work.

Enforcement action against unauthorised and dangerous building works

2. In 2010, the Government announced that it would adopt a multi-pronged approach, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education, to enhance building safety. On the enforcement front, the Buildings Department (BD) revised its enforcement policy against unauthorised building works (UBWs) in 2011 and has since extended the coverage of actionable UBWs to include all such works on roof-tops and podiums, as well as yards and lanes, of building even where these UBWs do not pose a serious hazard or environmental nuisance. Large scale operations (LSOs) are conducted regularly against various UBWs.

The Buildings Unit of the DEVB has been overseeing the implementation of the measures under the multi-pronged approach, including the enforcement action taken by the BD against UBWs, as part of its overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the DEVB solely for this initiative.

We consulted the relevant panels and subcommittees of the Legislative Council from time to time on the policy and measures to address building safety issues. In particular, we consulted the Legislative Council Panel on Development and its Subcommittee on Building Safety and Related Issues in 2011 on the multi-pronged approach to enhance building safety and the revised enforcement policy against UBWs. There is currently no plan to conduct public consultation on this matter in 2015-16.

Enforcement action against UBWs in New Territories exempted houses (NTEHs)

3. In 2012, the BD started implementing an enhanced enforcement policy and stepping up enforcement actions against UBWs in NTEHs through categorisation for management and prioritisation for progressive enforcement. The enhanced enforcement policy includes an LSO for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger, or are newly erected or found under construction.

Under the LSO for removal of First Round Targets, the BD inspected 2 400, 8 927 and 5 210 NTEHs in 2012, 2013 and 2014 respectively. The BD issued 161, 328 and 454 removal orders against UBWs in NTEHs in the respective years. Under the Reporting Scheme, the BD received over 18 000 report forms which involved more than 30 000 UBWs. As the reporting period of the Reporting Scheme ended on 31 December 2012, the BD would not accept further submission of UBWs reports. In 2015, the BD will continue to implement the enhanced enforcement strategy against UBWs in NTEHs including, among others, the administration of the Reporting Scheme.

The Buildings Unit of the DEVB has been overseeing the implementation of the enhanced enforcement policy against UBWs in NTEHs by the BD as part of its overall duties. We are unable to provide a breakdown of the manpower and expenditure incurred by the DEVB solely for this initiative.

We consulted the relevant panels and subcommittees of the Legislative Council from time to time on the policy and measures to address building safety issues. In particular, we consulted the Legislative Council Panel on Development on the implementation of the enhanced enforcement policy against UBWs in NTEHs in 2011, and had taken into consideration the views of members of the public and Heung Yee Kuk. There is currently no plan to conduct public consultation on this matter in 2015-16.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)210****(Question Serial No. 5341)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What were the expenditure and manpower incurred by the Development Bureau (DEVB) for monitoring the implementation of measures to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion over the past five years? What are the estimated expenditure and manpower to be incurred by the DEVB on this matter in 2015-16?

In the past five years, what were the expenditure and manpower incurred by the DEVB for supporting the Urban Renewal Authority (URA) in taking forward the redevelopment of industrial buildings in the form of a pilot scheme? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, what were the expenditure and manpower incurred by the DEVB for implementing the pilot mediation scheme for compulsory sale for redevelopment and the pilot outreach service scheme to help owners of old buildings who may be involved in compulsory sale for redevelopment? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What will be the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, what were the expenditure and manpower incurred by the DEVB for supporting the URA in its implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its business plan? What were the details of public consultation conducted by the DEVB on these matters in the past five years? What will be the number of public consultation sessions to be conducted by the DEVB on these matters in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, what were the expenditure and manpower resources incurred by the DEVB in working with the URA on the revitalisation of the Central Market? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What will be the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower resources to be involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

As the question comprises five independent sub-questions, a separate heading is added to my reply for each of them to facilitate reading -

Revitalisation of Industrial Buildings

1. The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of old industrial buildings. The measures came into effect on 1 April 2010. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. Over the past five years, the work involved in monitoring these measures has been absorbed from within the existing staff resources of the Development Bureau (DEVB). This arrangement will continue in 2015-16.

Pilot Scheme for Redevelopment of Industrial Buildings

2. In 2012, the Urban Renewal Authority (URA) launched a pilot scheme to redevelop industrial buildings and commenced two pilot projects in October 2012 and January 2013 respectively. The first pilot project at No. 12P, Smithfield, was terminated after the Secretary for Development (SDEV) declined to authorise the project because the owners holding 100% of the property interests within the project site objected to the project and made a commitment to redevelop the building themselves. The second project at Yu Chau West Street is still at the acquisition stage.

Over the past few years, the support rendered to URA in its implementation of the pilot scheme has been absorbed from within the existing staff resources of the Urban Renewal Unit of the Development Bureau (DEVB). This arrangement will continue in 2015-16.

At the commencement of the second project, URA had projected the total development cost of the project to be \$1.7 billion. URA's Acquisition and Clearance Division is responsible for the related acquisition work. In 2014-15 (up to 31 January 2015), the staff establishment of URA's Acquisition and Clearance Division was 146.

Similar to other URA-initiated redevelopment projects, URA did not conduct any public consultation prior to the commencement of the two pilot projects so as to maintain confidentiality and prevent abuse relating to compensation arrangements. However, one briefing on URA's compensation policy and other related legal issues for the affected owners and occupiers was conducted immediately after project commencement. Another briefing of a similar nature was conducted for the same affected group after the issuance of acquisition offers.

Support Measures for Minority Owners in Compulsory Sale

3. DEVB launched the Pilot Mediation Scheme (PMS) for Compulsory Sale for Redevelopment on 27 January 2011 to enhance support for minority owners affected by compulsory sale by facilitating the conduct of voluntary mediation between the minority owners and the majority owners prior to the Lands Tribunal hearings.

In March 2013, DEVB commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of PMS to ascertain the suitability of the current areas of service under the Scheme, its effectiveness, the factors pertinent to its level of success and recommendations on the way forward. In June 2014, Versitech submitted its Final Report to DEVB. The major findings and conclusions of the consultancy review are: (a) PMS has served its historical mission in better informing the public on mediation as an alternative dispute resolution mechanism to hearings at the Lands Tribunal for settling disputes in compulsory sale cases; (b) given the change in circumstances since 2011, to carry on PMS in its present form might not be cost-effective as minority owners could now more readily access information on mediation service and both the information cost and the operational cost of mediation have become lower in recent years as a result of the enactment of the Mediation Ordinance and an increase in the number of mediators trained for handling compulsory sale; and (c) the Government has a role to continue the funding for publicity and public education on mediation for compulsory sale. We accepted the consultant's recommendation and wound down PMS in October 2014. The developments have been reported to the Legislative Council Panel on Development via the information paper "Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (CB(1)16/14-15(01)).

For 2011-12, the actual expenditure incurred for PMS was \$2.84 million, of which \$1.24 million was set-up cost and \$1.6 million operating cost. Another \$9,000 was incurred to provide financial support to an eligible elderly owner to pay his mediation fees. For 2012-13 and 2013-14, the actual expenditure incurred was \$1.16 million and \$0.94 million respectively. Another \$9,000 was incurred in 2012-13 to provide financial support to another eligible elderly owner to pay his mediation fees. For 2014-15, the actual expenditure incurred was \$0.18 million (PMS was wound down in October 2014). There were no applications for reimbursement of mediation fees

from any eligible elderly owner in 2014-15. A further expenditure of \$57,000 would be incurred to carry on with the publicity and public education programme on mediation in compulsory sale cases in the last quarter of 2014-15. With the winding down of PMS in October 2014, no further budget has been set aside for the administration of the scheme in 2015-16. However, to follow up on the recommendation of the consultancy review report on PMS to continue with a publicity and public education programme on mediation in compulsory sale cases in a more focused manner, we have set aside a budget of \$152,000 in 2015-16 for this purpose.

The Pilot Scheme on Outreach Support Service for Elderly Owners (OSSEO) was also launched on 27 January 2011 to provide information and other support services to elderly minority owners living in old buildings who may have difficulty in accessing information relating to property acquisition by private developers as well as compulsory sale for redevelopment. The social workers of the scheme will proactively approach elderly minority owners to offer assistance. They will explain to the elderly owners the general practice of property acquisition and the process of compulsory sale under the Land (Compulsory Sale for Redevelopment) Ordinance.

For 2011-12, the actual expenditure incurred for OSSEO was \$1.33 million. In 2012-13, given the popularity of the outreach service and the strong demand for assistance from elderly minority owners, we expanded OSSEO from one service team covering the whole territory to two teams, with one covering Hong Kong Island and the other covering Kowloon and the New Territories. The actual expenditure for OSSEO in 2012-13 was \$2.98 million. In view of the continued service demand, we have decided to roll over OSSEO for another 24 months for 2013-14 and 2014-15 at a total amount of \$6.27 million. For 2015-16, we have budgeted \$3.30 million for OSSEO.

As the two pilot schemes have been implemented since January 2011 (for PMS, it was wound down in October 2014) and there are no specific issues that require consultation, no public consultation has been conducted since implementation of the schemes. We also have no plan to conduct any public consultation on the schemes in 2015-16.

The work involved in overseeing the operation of the Land (Compulsory Sale for Redevelopment) Ordinance and the two pilot schemes in support of minority owners has been absorbed from within the existing staff resources of DEVB over the past years. This arrangement will continue in 2015-16.

URA's Redevelopment, Rehabilitation, Preservation and Revitalisation Programmes

4. The Urban Renewal Unit of DEVB was set up to, among its other duties, provide support to the statutory, planning and land related processes of URA's redevelopment, rehabilitation, preservation and revitalisation projects. The staff establishment of the Urban Renewal Unit from 2010-11 to 2014-15 was -

	2010-11	2011-12	2012-13	2013-14	2014-15
Number of Staff*	9	9	9	9	9

*including secretarial support

As the Urban Renewal Unit provides support to the work of URA as a whole, we are not able to provide a breakdown of the staff cost in support of URA by the programme areas of redevelopment, rehabilitation, preservation and revitalisation.

From 2010-11 to 2014-15 (up to 31 December 2014), the expenditure of URA by the programme areas of redevelopment, rehabilitation, preservation and revitalisation is set out below:

Programme	2010-11 (\$ million)	2011-12 (\$ million)	2012-13 (\$ million)	2013-14 (\$ million)	2014-15 (first nine months) (\$ million)
Redevelopment	1,858.1	3,790.5	5,122.9	5,374.9	2,089.0
Rehabilitation	33.2	42.8	11.9	23.0	6.0
Preservation	526.2	424.1	407.2	217.2	27.0
Revitalisation	28.3	58.3	24.9	17.4	6.2
Total	2,445.8	4,315.7	5,566.9	5,632.5	2,128.2

For the same period, the staff establishment of URA in support of the four programme areas is set out below:

	2010-11	2011-12	2012-13	2013-14	2014-15 (As at 31 January 2015)
Number of staff	423	446	495	558	557

Over the past five years, DEVB did not launch any public consultation in support of the implementation of URA's four programme areas under its annual business plan. Neither did URA launch any public consultation during this period except for the Central Market Revitalisation Project, details of which are set out in the next section of this reply. As yet, URA had conducted briefings for stakeholders when launching its redevelopment projects and rehabilitation schemes, details of which are set out below.

Redevelopment

URA commenced 19 redevelopment projects between 2010-11 and 2014-15 (up to 1 March 2015) and had organised at least three residents/operators briefings for each project to inform the affected stakeholders of the planning and compensation details of the respective projects. A total of 50 consultation/briefing sessions had been held during this period. The work was carried out as part of URA's overall redevelopment programme and no separate funding had been set aside for these briefing sessions by URA.

Rehabilitation

Over the past five years, URA had organised 113 consultation/briefing sessions relating to its rehabilitation schemes, Operation Building Bright and the Mandatory Building Inspection Subsidy Scheme. The work was carried out as part of URA's overall rehabilitation programme and no additional funding support had been set aside for these briefing sessions by URA.

In 2015-16, no large public consultations have been planned by URA.

Revitalisation of Central Market

5. In October 2009, the Government invited URA to help conserve and revitalise the Central Market to turn it into an urban oasis. URA then established the Central Oasis Community Advisory Committee (COCAC) to help develop a conservation and revitalisation plan.

Between 2009 and 2011, COCAC conducted an extensive Public Engagement (PE) programme to tap public views on the preferred functions and design of the future market building. During the two-year engagement process, three public forums, one professional workshop, two roving exhibitions at five separate venues, one dedicated website for community feedback, one international forum on conservation and preservation to drum up public participation, and two territory-wide opinion surveys with about 10 000 questionnaires returned were carried out. URA has so far spent about \$8.8 million on the PE programme. URA has separately spent \$7.4 million on temporary improvements to the façade of the building and the corridors connecting the mid-levels escalator and the nearby buildings

When first budgeted in 2009, URA projected that it would need \$500 million to complete the project. With the rising construction cost over time, the original estimate has been rendered out-of-date and seriously inadequate. URA is now revisiting the project details with a view to rationalising both the cost and the works to be carried out. The Planning and Design Division of URA with its existing establishment of 39 will continue to oversee the implementation of the Central Market revitalisation in 2015-16.

In 2015-16, no PE exercises are planned at this stage. URA will continue to report progress regularly to the Central and Western District Council.

Over the past few years, the support rendered to URA for implementation of the revitalisation project has been absorbed from within the existing staff resources of DEVB. The Urban Renewal Unit of DEVB will continue to support URA in taking forward the various town planning, land lease, building and other related issues in connection with this revitalisation project. Any additional workload to be incurred will be absorbed from within the existing resources of DEVB.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)211****(Question Serial No. 5342)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expense

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for overseeing the implementation of the \$3.5 billion Operation Building Bright (OBB) jointly launched with the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD)? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, what were the expenditure and manpower incurred by the DEVB for overseeing the implementation of various schemes undertaken by the HKHS, the URA and the BD to assist owners of old buildings in building? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, what were the expenditure and manpower incurred by the DEVB for the implementation of a new multi-pronged approach to enhance building safety, covering legislation, enforcement, support and assistance to owners as well as publicity and public education? What were the details of public consultation conducted by DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, what were the expenditure and manpower incurred by the DEVB for implementing the minor works control regime? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

Operation Building Bright (OBB)

The OBB is a special one-off measure launched in 2009 amidst the 2008 financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety. Since the OBB has already been in operation since 2009, no public consultation was conducted in the past five years and there will not be public consultation on the OBB in 2015-16.

The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of the OBB as part of its overall portfolio which covers a broad range of policy responsibilities including, among others, the policy for building safety. We are unable to provide a breakdown of the expenditure and manpower deployed by the DEVB solely for overseeing the implementation of the OBB.

Assistance schemes for building owners

We are working closely with the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department to provide financial and technical support to building owners for building maintenance. The assistance schemes for building owners include the Integrated Building Maintenance Assistance Scheme, the Mandatory Building Inspection Subsidy Scheme, the Building Safety Loan Scheme and the Building Maintenance Grant Scheme for Elderly Owners. The schemes are working well and there is currently no plan to conduct public consultation specifically on the subject in 2015-16.

The Buildings Unit of the DEVB oversees the implementation of the above schemes as part of its overall portfolio. We are unable to provide a breakdown of the expenditure and manpower deployed by the DEVB solely for overseeing the implementation of the above schemes.

Multi-pronged approach to enhance building safety

The multi-pronged approach to enhance building safety, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education, has been adopted by the Government since October 2010. Details are set out in DEVB's Legislative Council Brief entitled "Measures to Enhance Building Safety in Hong Kong" issued on 13 October 2010.

DEVB consulted the Subcommittee on Building Safety and Related Issues of the Legislative Council Panel on Development on the multi-pronged approach to enhance building safety in 2010-11. There is currently no plan to conduct public consultation specifically on this subject in 2015-16.

The Buildings Unit of the DEVB oversees the implementation of the multi-pronged approach to enhance building safety as part of its overall portfolio. We are unable to provide a breakdown of the expenditure and manpower deployed by the DEVB solely for overseeing the implementation of the multi-pronged approach to enhance building safety.

Minor Works Control System (MWCS)

As part of the multi-pronged approach to enhance building safety, the MWCS came into full operation on 31 December 2010 to allow building owners to carry out small-scale building works, such as installation of supporting frames for air conditioners, drying racks, small canopies, etc. in a lawful, simple, safe and convenient manner.

DEVB consulted the Subcommittee on Building Safety and Related Issues under the Legislative Council Panel on Development on the multi-pronged approach to enhance building safety, including the MWCS, in 2010-11. There is currently no plan to conduct public consultation specifically on the MWCS in 2015-16.

The Buildings Unit of the DEVB oversees the implementation of the MWCS as part of its overall portfolio. We are unable to provide a breakdown of the expenditure and manpower deployed by the DEVB solely for overseeing the implementation of the MWCS.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)212

(Question Serial No. 5343)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

What were the expenditure and manpower incurred by the Development Bureau (DEVB) for protecting Victoria Harbour and enhancing the harbourfront over the past five years? What are the estimated expenditures and manpower incurred by the DEVB on this matter in 2015-16?

In 2015-16, the DEVB will work with the Harbourfront Commission on planning, land use and urban design. Please advise on the details of public consultation to be conducted on this subject, the estimated number of consultation sessions, and the expenditure and manpower involved.

Regarding the establishment of the dedicated statutory Harbourfront Authority, what is the number of public consultation sessions to be conducted by the DEVB in 2015-16? What are the estimated expenditure and manpower involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

The Government works closely with the Harbourfront Commission (HC) to enhance the harbourfront. Within Development Bureau, the work is overseen by staff of the Harbour Unit of the Planning and Lands Branch as part of their overall duties. The staffing establishment of the Harbour Unit in the period between 2010 and 2016 is set out in the following table -

Year	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
No. of positions involved	9	9	11	12	12	12

Meanwhile, the funding incurred or earmarked for taking forward the various harbourfront enhancement initiatives, together with the operation of the HC for the period between 2010 and 2016 is set out below. The amount does not include emoluments of the staff of the Harbour Unit -

Year	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Expenditure incurred/ funding earmarked (in \$ million)	4.6 (Actual)	6.3 (Actual)	4.8 (Actual)	9.2 (Actual)	12.5 (Revised Estimate)	11.5 (Earmarked Funding)

In 2015-16, the Harbour Unit will continue to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects. We plan to organise the public engagement exercise for the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas as well as other public engagement or consultation activities subject to discussion with the HC.

The HC and the Government have jointly carried out a Public Engagement (PE) exercise on the proposed establishment of a Harbourfront Authority (HFA). Phases I and II of the PE were completed in January and December 2014 respectively. In collaboration with HC, the Government is now consolidating the views received from both phases of the PE and considering the way forward. There is currently no plan to conduct further PE activities on the issue in 2015-16.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)213****(Question Serial No. 5344)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for working with the Shenzhen Municipal Government through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development to jointly explore the feasibility of co-development of the Lok Ma Chau Loop? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

The Hong Kong-Zhuhai-Macao Bridge and its Hong Kong Boundary Crossing Facilities, Hong Kong Link Road and Tuen Mun-Chek Lap Kok Link will provide the North Lantau district with the opportunity of developing a "bridgehead economy". What are the development objectives, planning details, and the expenditure and manpower involved regarding the North Lantau district? Will the Development Bureau conduct any public consultations, community impact studies and environmental impact assessments on this matter in 2015-16? When will the consultations and studies be completed? What are the estimated expenditure and manpower involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:**Lok Ma Chau Loop**

The Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) are tasked with taking forward the development of the Lok Ma Chau Loop (the Loop). The Planning and Engineering Study on Development of Lok Ma Chau Loop (the Study), commissioned by CEDD and PlanD in June 2009, has been completed in 2014. Staff of PlanD have been working on the Study and the Loop project as part of their overall duties. We cannot therefore provide a breakdown of the cost of the staff of PlanD

deployed solely for the work. As regards CEDD, it has deployed from among its existing in-house three professional staff between 2010-11 and 2013-14, and 1.5 professional staff in 2014-15 to work solely on the Study and the Loop project. The expenditures and the cost of the CEDD staff deployed solely for the Study and the Loop project in the past five years are as follows -

Financial Year	Expenditure on the Study (\$M)	Expenditure on CEDD Staff (\$M)
2010-11	5.11	2.458
2011-12	6.59	2.636
2012-13	5.89	2.775
2013-14	2.97	2.846
2014-15	About 1.88 (estimate)	1.508

The Stage 1 Public Engagement (PE) exercise of the Study was conducted concurrently in Hong Kong and Shenzhen from November 2010 to January 2011 to collect public views on the Preliminary Outline Development Plan and the development proposals in the adjacent areas of the Loop. The public engagement activities carried out in Hong Kong included a public forum, 21 meetings/briefings, four roving exhibitions as well as other publicity efforts such as production of an information digest, a leaflet, posters and a video. The public forum was attended by over 100 participants. A total of 114 written submissions were received. The Legislative Council Panel on Development was consulted on 16 December 2010.

The Stage 2 PE exercise to consult the public on the Recommended Development Proposals was conducted in Hong Kong from May to July 2012. Public engagement activities including nine meetings/briefings and two roving exhibitions were organized in Hong Kong and other publicity efforts included production of an information digest, a PE report and a video. A total of 34 written submissions were received. The Legislative Council Panel on Development was consulted on 22 May 2012.

The findings and recommendations of the Study were published in July 2013 through the release of a press release, an information digest and the Stage 2 PE report which have been uploaded onto the Study's webpage. An information paper was submitted to the Legislative Council Panel on Development in July 2013.

As the Study has been completed, no further public consultation will be carried out and no expenditure will be incurred in 2015-16 for the Study.

North Lantau

Two studies are being undertaken for North Lantau areas -

- (1) The objective of the Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities (HKBCF) Island of Hong Kong-Zhuhai-Macao Bridge (the study) is to ascertain the feasibility and optimise the scope and scale of the proposed commercial development and the development of other economic activities on the HKBCF island through topside and underground space development including the formulation of the development proposals, supporting infrastructure, and the implementation programme and mechanism.

The study started in January 2015 and is expected to be completed in February 2017. Technical assessments including environmental impact assessment, traffic and transport impact assessment, etc. and recommendation of the market positioning for the proposed developments will be carried out under the study. A two-stage community engagement exercise will be conducted at suitable time when the findings of the above assessments are available. The forecast expenditure of the whole study including associated expenditure is about \$63.4 million. In CEDD, four in-house professional staff are mainly involved in managing the study.

- (2) In addition, PlanD has commissioned another study entitled 'Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau'. To capitalise on the strategic location of Lantau and to achieve greater synergy among the potential commercial developments in north Lantau, this study was commissioned in February 2015 for completion in six months. The forecast expenditure of the study is \$2.5 million. Two in-house professional staff of PlanD are mainly involved in the management of the study as part of their overall duties. The findings will serve as inputs for formulating an overall spatial development and conservation strategy for Lantau, and provide references for individual studies for the major developments in north Lantau.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)214****(Question Serial No. 5345)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for the “North East New Territories New Development Areas Planning and Engineering Study”? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, what were the expenditure and manpower incurred by the DEVB for the “Hung Shui Kiu New Development Area Planning and Engineering Study”? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

In the past five years, what were the expenditure and manpower incurred by DEVB for the “Tung Chung New Town Extension Study”? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?

Please provide information on the progress of the “North East New Territories New Development Areas Planning and Engineering Study”, “Hung Shui Kiu New Development Area Planning and Engineering Study”, “Tung Chung New Town Extension Study”, and reviews on government sites, “Green Belt”, industrial sites, etc., the site area involved and the review completion date.

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

The North East New Territories New Development Areas Planning and Engineering Study (P&E study)

The P&E study is jointly commissioned by Planning Department (PlanD) and Civil Engineering and Development Department (CEDD). In 2010-11, 2011-12, 2012-13 and 2013-14, the two departments each deployed three professional staff solely for the study. The expenditure involved for the P&E study and consultancy in connection with KTN/FLN NDAs in the past five years is about \$43.78 million.

Three stages of public engagement had been conducted under the P&E study from 2008 to 2012 to collect public views on the development of the NDAs and foster consensus building. Stage 1 PE was held between November 2008 and January 2009, during which we consulted the public on the vision for the NDAs. Stage 2 PE took place from November 2009 to January 2010, in which we collected comments from the public on the Preliminary Outline Development Plans, and Stage 3 PE was conducted between June and September 2012 to gauge public comments on the Revised Outline Development Plans. The expenditure involved in the PEs in the past five years is as follows -

Financial Year	Expenditure (\$ Million)
2010-11	0
2011-12	0.21
2012-13	2.37
2013-14	0.29
2014-15	0

As mentioned above, the planning for KTN/FLN NDAs has already been completed under the P&E study. There is no plan or expenditure provision for the planning and associated public consultation for the KTN/FLN NDAs in 2015-16. For the consultancy for advance site formation and engineering infrastructure works at KTN/FLN NDAs currently underway, the estimated related expenditure in 2015-16 is \$19.04 million. In 2015-16, CEDD will deploy 12 (one on supervisory role also overseeing other projects) in-house professional staff to take forward the KTN/FLN NDAs development. As for PlanD, six in-house professional staff will be deployed to undertake the task in addition to other district planning work within Fanling/Sheung Shui/Kwu Tung areas.

We will continue to listen to the views and suggestions of the public on the KTN/FLN NDAs especially on how we could better take care of the needs of the people affected. Moreover, two Social Service Teams have been set up to liaise with relevant stakeholders and local villagers, and provide them with necessary information and assistance as appropriate.

Hung Shui Kiu New Development Area (HSK NDA) Planning and Engineering Study

Financial Year	No. of CEDD's In-house Professional Staff Involved	No. of PlanD's In-house Professional Staff Involved	Expenditure	Community Engagement Activity	Details of Community Engagement
2010-11	2	2	-	1 st Round of Stage 1 Community Engagement	<ul style="list-style-type: none"> November 2010 - January 2011 To solicit views from the advisory organizations on the vision, strategic role and planning principles for HSK NDA development
2011-12	2	2	\$3.46M	2 nd Round of Stage 1 Community Engagement	<ul style="list-style-type: none"> December 2011 - February 2012 To meet with the major stakeholders, discuss and exchange views with the public on the vision, strategic role and planning principles for HSK NDA development
2012-13	2	3	\$5.17M	No community engagement was carried out	N/A
2013-14	2	3	\$8.60M	Stage 2 Community Engagement	<ul style="list-style-type: none"> July 2013 - October 2013 To collect views from the public on the Preliminary Outline Development Plan (PODP)
2014-15	4	3	About \$9.25M (estimated)	No community engagement was carried out	N/A
2015-16	4	3	About \$9.70M (estimated)	Stage 3 Community Engagement (tentative)	<ul style="list-style-type: none"> To seek views from the public on the Recommended Outline Development Plan (RODP)

Based on the comments received in the Stage 2 Community Engagement completed in October 2013, we are formulating the draft Recommended Outline Development Plan (RODP) and carrying out the necessary technical assessments. We will commence the Stage 3 Community Engagement in mid-2015 to solicit public comments on the draft RODP. The estimated expenditure for the Study in 2015-16 is about \$9.7M.

Tung Chung New Town Extension Study (TCNTE Study)

TCNTE Study is jointly commissioned by PlanD and CEDD. The expenditure and manpower incurred for the TCNTE Study in the past five years are set out below. There is no separate breakdown on the expenditure and manpower solely deployed for public consultation for this study.

Financial Year	No. of CEDD's In-house Professional Staff Involved	No. of PlanD's In-house Professional Staff Involved	Expenditure
2011-12	2	This particular study has been undertaken by PlanD's in-house professional staff as part of their overall duties in relation to district and land use planning. The manpower involved could not be accounted separately.	\$1.00M
2012-13	2		\$7.54M
2013-14	2		\$9.69M
2014-15	3		\$15.00M
2015-16	3		About \$7.39M (estimated)

TCNTE Study comprises three stages of public engagement (PE). Stage 1 PE was conducted between June and August 2012, in which we solicited views and ideas from key stakeholders and the public on the planning objectives/principles, opportunities/constraints and key issues relating to the Tung Chung New Town development. Stage 2 PE was conducted between May and July 2013, in which the initial land use options formulated on the basis of the views received in PE1 were presented to the public to facilitate stakeholders and the public's understanding, to compare the pros and cons of development options, and to seek broad consensus on the planning direction, scale and area of development for subsequent formulation of the Outline Development Plan. Stage 3 PE was conducted between August and October 2014, during which the public was consulted on the draft Recommended Outline Development Plan (RODP) for finalisation of the development proposals. During the PE activities, a series of activities including public forums, briefing sessions and workshop were organised. Project website and roving exhibitions were staged and newsletters were sent to Tung Chung residents. As the 3-staged PE has been completed, no PE activities on the Study will be conducted in 2015-16.

TCNTE covers a total land area of about 249 hectares including about 120 hectares of reclaimed land in Tung Chung East. The draft RODP is being finalised with the technical assessments to be completed soon. The Study is expected to be completed by end 2015.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)215

(Question Serial No. 5346)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

1. In the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for overseeing the implementation of the package of measures to foster a quality and sustainable built environment? What were the details of public consultation conducted by the DEVB on this matter in the past five years? What is the number of public consultation sessions to be conducted by the DEVB on this matter in 2015-16? What are the estimated expenditure and manpower involved?
2. What were the details of public consultation conducted by the DEVB on planning, land use and urban design in the past five years? How many public consultation sessions were conducted? What were the expenditure and manpower involved?
3. What was the effectiveness of the "Hong Kong Property for Hong Kong People" (HKPHKP) measure implemented in 2013? Please advise on the total site area involved and the sale price thereof. Will the Administration continue to implement the HKPHKP measure in 2015? If yes, what are the details? If no, what are the reasons?
4. In 2015-16, the Government will put up sites for sale through government-initiated land sale and the Application List system. Will all the vacant government sites be included therein? What is the percentage of vacant sites involved? Will the Government conduct public consultation on the matter? What are the details and budget involved?
5. In the past five years, what were the expenditure and manpower incurred by the Government in adopting a multi-pronged strategy to increase land supply in the short, medium and long term, and provided policy steer on and oversee the various planning and engineering studies and land use reviews? What are the estimated expenditure and manpower to be involved on this matter in 2015-16?

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

1. The Development Bureau (DEVB) has been overseeing the implementation of the package of measures to foster a quality and sustainable built environment. The package of measures was introduced in April 2011, and includes the promulgation of the sustainable building design guidelines on building separation, building setback and site coverage of greenery; tightening of gross floor area concessions for green and amenity features; and introduction of measures to enhance energy efficiency of buildings. The above design requirements, imposed by way of new and revised practice notes for building professionals issued by the Buildings Department (BD), are applicable to new building plans and major revisions of plans submitted to BD on or after 1 April 2011.

The above package of measures was formulated in response to the recommendations of the Council for Sustainable Development which conducted a public engagement process from June to October 2009. DEVB also consulted the Legislative Council (LegCo) Panel on Development on the subject matter between 2008 and 2011. There is currently no plan to conduct public consultation on the implementation of the measures in 2015-16.

The work relating to the package of measures to foster a quality and sustainable built environment is handled by the existing staff of the Buildings Unit of DEVB as part of their overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by DEVB solely for overseeing the implementation of the measures.

2. DEVB is responsible for the formulation of policies on, among others, the planning, land use and urban design fronts, with its departments implementing the initiatives concerned. Planning and/or engineering studies, land use reviews, technical studies and/or assessments will be carried out as and when necessary. As with established practice, when concrete findings and/or proposals are available, we will consult the relevant stakeholders including but not limited to the LegCo, District Councils, Rural Committees, Town Planning Board, advisory and statutory bodies, professional institutions, local communities and residents, etc. as and when appropriate. The channel and means of consultation vary from case to case depending on individual circumstances, and the work concerned is undertaken by staff in DEVB and relevant departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved solely with the consultation work, or details of all public consultation carried out in the past five years as significant resources are required for compiling the required information.

3. The policy objective of the Hong Kong Property for Hong Kong People (HKPHKP) measure is to accord priority to Hong Kong Permanent Residents in making use of our scarce housing land resources when there is a tight demand-supply situation in the property market. The Government announced in September 2012 that the HKPHKP measure would be applied to two residential sites in the Kai Tak Development Area. The two sites were sold through tender in mid-2013. Information on these two sites is tabulated below -

Site	Area (About)	Premium
New Kowloon Inland Lot No. 6516	7 771 square metres	\$2,270 million
New Kowloon Inland Lot No. 6517	8 585 square metres	\$2,270 million

Subsequently, the various demand-side management measures implemented by the Government targeting at the property market have effectively curbed the demand of non-local purchasers for residential property. Hence, there is no pressing need to extend the HKPHKP measure to other sites at this stage. The Government will continue to closely monitor the situation and implement appropriate measures to facilitate the healthy development of the property market.

4. The Government has abolished the Application List Mechanism since 2013-14. There are 29 residential sites and 5 commercial/business/hotel sites in the 2015-16 Land Sale Programme. As at end February 2015, 11 of the 34 sites were vacant with no operation thereat, and action is in hand to clear the operations on the other sites to ready them for sale.

For sites involving the statutory plan amendment procedures, the public will be invited to submit representations on the plan amendments in accordance with the Town Planning Ordinance, and the relevant District Councils will be consulted.

The work on getting ready the sites for sale is followed up by officers of the Bureaux and Departments concerned as part of their overall duties. We are unable to provide a breakdown of the manpower and expenditure deployed solely for the work in question.

5. The work to increase land supply is undertaken by staff in DEVB and relevant departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved solely with the work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)216

(Question Serial No. 5347)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Since the abolition of the Application List Mechanism in 2013, please advise on the total area of government sites sold by the Government. What are the total area and the means of land sale to be sold by the Government in 2015?

Asked by: Hon KWOK Ka-ki (Member Question No. 176)

Reply:

Since the announcement of the abolition of the Application List Mechanism on 28 February 2013, about 69.26 hectares of government land have been sold by the Government under the Land Sale Programme.

The 2015-16 Land Sale Programme was announced on 26 February 2015 and the total site area involved is about 43.42 hectares. Sites in the Land Sale Programme are sold by public tender or public auction.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)217****(Question Serial No. 5369)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please set out in detail the location, area and planning progress of all vacant land currently held by the Government. Regarding the Bureau's effort to rezone vacant land in 2015-16, what are the estimated progress and expenditure involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 189)

Reply:

The Government has not compiled statistics on vacant government land. We have in response to questions raised in the Legislative Council in July and October 2012 compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). Significant resources are required for such work.

As the Government has explained on various occasions, the unleased and unallocated government land include natural slopes or sites in irregular shapes (e.g. empty space between buildings, back lanes and narrow strips of land alongside existing developments, highways or other amenities) and not all of them are suitable for development. Where there are individual sites with a reasonable size and configuration, their suitability for development would be examined and a series of factors, such as the adequacy of related infrastructural facilities, compatibility with neighbouring land uses (e.g. whether the site is too close to the existing or planned buildings), etc., would be taken into account. For individual sites of unleased or unallocated government land identified with potential for residential or other development, we will review and assess their development feasibility, and make appropriate arrangements, such as allocating them for public housing development, including them in the Land Sale Programme, or allocating them for other uses, when they are ready for development.

The various land use reviews carried out by the Government under the multi-pronged strategy to increase land supply cover government land currently vacant, under short term tenancies or different short-term or government uses. The objective is to identify suitable sites with potential for residential or other types of development. We estimate that about 35 ha of land identified for or already allocated for residential development (including both public and private housing) so far are among the unleased or unallocated government land captured in the aforesaid one-off statistics.

The work to increase land supply is undertaken by staff in the Development Bureau and relevant departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved solely with the rezoning work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)218

(Question Serial No. 6113)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please set out the details of the location, area, number of flats to be built of the residential sites to be sold in 2015-16.

Asked by: Hon KWOK Ka-ki (Member Question No. 213)

Reply:

The 2015-16 Land Sale Programme announced on 26 February 2015 comprises 29 residential sites with an estimated capacity to provide about 16 000 flats. The actual number of flats to be produced is subject to actual design by developers. The details of the sites (e.g. location and area) in the 2015-16 Land Sale Programme are available on Lands Department's website (<http://www.landsd.gov.hk/>).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)219****(Question Serial No. 6116)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In the past five years, what were the expenditure involved in the planning of Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs). What were the details of the public consultation on the KTN and FLN NDAs conducted by the Development Bureau and the expenditure involved over the past five years? Please provide the respective details and expenditure to be involved in the planning and conduct of public consultation for the two NDAs in 2015-16.

Asked by: Hon KWOK Ka-ki (Member Question No. 216)

Reply:

The Government announced the finalised proposals for the Kwu Tung North and Fanling North New Development Areas (KTN/FLN NDAs) in July 2013, based on the North East New Territories New Development Areas Planning and Engineering Study (the P&E study) jointly commissioned by the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) from 2008 to 2013. Consultancies for the detailed design and site investigation for the advance stages of works at KTN/FLN NDAs have commenced since November 2014. The expenditure involved for the P&E study and consultancies in connection with KTN/FLN NDAs in the past five years is about \$43.78 million.

Three stages of public engagement had been conducted under the P&E study from 2008 to 2012 to collect public views on the development of the NDAs and foster consensus building. Stage 1 PE was held between November 2008 and January 2009, during which we consulted the public on the vision for the NDAs. Stage 2 PE took place from November 2009 to January 2010, in which we collected comments from the public on the Preliminary Outline Development Plans, and Stage 3 PE was conducted between June and September 2012 to gauge public comments on the Revised Outline Development Plans. The expenditure involved in the PEs in the past five years is about \$2.87 million.

As mentioned above, the planning for KTN/FLN NDAs has already been completed under the P&E study. There is no plan or expenditure provision for the planning and associated public consultation for the KTN/FLN NDAs in 2015-16. For the consultancies on the detailed design and site investigation for the advance stages of works currently underway, the estimated related expenditure in 2015-16 is \$19.04 million. In 2015-16, CEDD will deploy 12 (one in supervisory role also overseeing other projects) in-house professional staff to take forward the KTN/FLN NDAs development. As for PlanD, six in-house professional staff will be deployed to undertake the task in addition to other district planning work within Fanling/Sheung Shui/Kwu Tung areas.

We will continue to listen to the views and suggestions of the public on the KTN/FLN NDAs, so that we could better take care of the needs of the people affected. Moreover, two Social Service Teams have been set up to liaise with relevant stakeholders and local villagers, and provide them with necessary information and assistance as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)220

(Question Serial No. 3515)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Building, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

The Government promulgated earlier on the report on the Planning and Engineering Study on Development of Lok Ma Chau Loop (LMC Loop). In 2015-16, the Government would continue to work with Shenzhen authorities in steering cross-boundary planning and development issues, and to take forward the development of the LMC Loop. What is the estimated expenditure and staffing arrangement involved in taking forward the development? When will the formulation of the statutory town plan of the LMC Loop be completed, and when will the details of the mode of development, implementation mechanism and operational arrangement for the LMC Loop development be established?

Asked by: Hon LAM Tai-fai (Member Question No. 40)

Reply:

The Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) have been tasked with taking forward the development of Lok Ma Chau Loop (the Loop). Three in-house professionals in CEDD will be involved in the task in 2015-16. As for PlanD, the task will continue to be taken forward by its in-house staff as part of their overall duties. The approved project estimates for the planning and engineering study and detailed design of the advance works for development of the Loop are \$33.7 million and \$11.5 million respectively. The planning and engineering study has been completed in 2013. The estimated expenditure in 2015-16 for the detailed design of the advance works is \$5.4 million.

Following the completion of the planning and engineering study in 2013, PlanD is proceeding with the preparation of the statutory plan for the Loop area. Meanwhile, CEDD had commissioned the detailed design of advance works for the development of the Loop in mid-2014. The advance works comprise mainly land decontamination, and provision of environmental mitigation measures and temporary construction access for facilitating the implementation of the ensuing site formation and infrastructure works in the Loop. The detailed implementation arrangements of the development of the Loop will be further discussed between the HKSAR Government and the Shenzhen Municipal Government.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)221

(Question Serial No. 3423)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated that the Bureau will continue to oversee the implementation of the Operation Building Bright and the various schemes undertaken by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD) to enhance building safety and building maintenance as well as assist owners of old buildings. Please advise on the following:

- a. Details of the work plans in 2015, as well as the expenditure and number of staff involved;
- b. Plans, if any, to propose to or subsidise the HKHS, URA and BD to implement new schemes on building safety and building maintenance. If yes, what are the details and the expenditure involved? If not, what are the reasons?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 62)

Reply:

- a. The Government attaches great importance to building safety. As part of the multi-pronged approach to enhance building safety and building maintenance, the Development Bureau (DEVB) works closely with the Buildings Department (BD), the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to implement various schemes. In particular, we have fully implemented the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme since June 2012 to tackle the problem of building neglect in Hong Kong at source. We have also introduced a number of financial assistance schemes to assist owners of old buildings in building maintenance. These financial assistance schemes include -

- (i) the Comprehensive Building Safety Improvement Loan Scheme, which has been in operation since 2001 and provides low interest loans to individual owners of private buildings for carrying out works related to the improvement of building safety and hygiene or for compliance with statutory orders;
- (ii) the Building Maintenance Grant Scheme for Elderly Owners launched in 2008 to provide financial assistance to elderly owner-occupiers for repairing and maintaining their buildings and improving building safety;
- (iii) the special one-off measure of Operation Building Bright launched in 2009 amidst the financial tsunami to provide subsidies and one-stop technical assistance to owners of old and dilapidated buildings to carry out repair and maintenance works;
- (iv) the Integrated Building Maintenance Assistance Scheme, which has been in operation since 2011 and provides building owners with “one-stop” comprehensive financial and technical support; and
- (v) the Mandatory Building Inspection Subsidy Scheme launched in 2012 to assist owners in complying with the statutory requirements in line with the implementation of the MBIS.

DEVB has been and will continue to oversee the implementation of the various schemes mentioned above in 2015. The work is handled by the existing staff of the Buildings Unit of DEVB as part of their overall duties. We are therefore unable to provide a breakdown of the expenditure and manpower incurred by DEVB solely for this initiative.

- b. The various schemes mentioned above are working well. We thus have no plan to implement any new schemes.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)222

(Question Serial No. 3431)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 865 Operating Building Bright)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated that the Operation Building Bright (OBB) has reached the final stage and all remaining target buildings were dealt with in 2014. Please advise on the number of committed buildings with repair works yet to be completed, the relevant work progress and the estimated expenditure involved.

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 70)

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in coordinating repair works, such as buildings without OCs. They are selected by the Steering Committee of OBB comprising representatives from the Buildings Department (BD), the Hong Kong Housing Society and the Urban Renewal Authority. Owners of Category 2 target buildings do not need to apply for joining OBB.

Up to 31 December 2014, 1 270 applications from Category 1 target buildings, involving 1 588 buildings, which fulfilled the eligibility criteria and requirements of OBB had been granted approval in principle (AIP). Of the 1588 buildings, 303 buildings were undertaking repair works and the repair works of another 1 034 buildings had been generally completed. For the remaining 251 buildings with AIP granted, works will commence upon completion of the necessary procurement procedures in selection and appointment of Authorized Persons (APs) and contractors. Based on the latest information on the progress of works gathered from OCs, the repair works of all Category 1 target buildings will be generally completed in around 2017. As at 31 December 2014, the total amount of fund earmarked or released for the Category 1 target buildings was around \$2,619 million.

Up to 31 December 2014, a total of 1 491 buildings had been selected as Category 2 target buildings. Amongst these buildings, the owners or OCs of 200 buildings are willing to organise repair works themselves. The number of buildings with AIP granted was 198, amongst which 27 buildings were undertaking repair works, and works of another 130 buildings had been generally completed. For the other 41 buildings with AIP granted, works will commence upon completion of the necessary procurement procedures. Amongst those 1 291 Category 2 target buildings where BD needed to step in to provide assistance in arranging the repair works, as at 31 December 2014, 334 buildings were undertaking repair works, and works of another 930 buildings had been generally completed. The remaining 29 buildings were pending the appointment of APs, BD's arrangement for repair works, etc. The anticipated completion date of repair works for those 1 291 Category 2 target buildings requiring BD's step in is 2015 and that for the 200 Category 2 target buildings where the owners or OCs are willing to organise repair works themselves is 2017. The total amount of fund earmarked for the 1 491 Category 2 target buildings was \$348 million as at 31 December 2014.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)223

(Question Serial No. 3438)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead: (700) General non-recurrent
(Item 865 Operation Building Bright)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is stated that the Bureau's provision for the current year is \$160.9 million (34.7%) lower than that for 2014-15, mainly due to the decrease in cash flow requirement for a non-recurrent item. What is the non-recurrent item involved and what is the main reason for the net decrease in cash flow requirement?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 77)

Reply:

The decrease of \$160.9 million (34.7%) in the 2015-16 estimate over the revised estimate for 2014-15 for Programme (2) is mainly due to the decrease in cash flow requirement for the Operation Building Bright (OBB). The estimated cash flow requirement for OBB in 2015-16 is determined by taking into account the amount of uncommitted surplus kept by the Hong Kong Housing Society and the Urban Renewal Authority which are responsible for administering the scheme, and the cashflow trend under the scheme. Having regard to the projected amount of uncommitted surplus and progress of works of the assisted buildings for the period up to March 2016, it was considered that the funding provision for OBB in the 2015-16 estimate could be reduced.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)224

(Question Serial No. 3626)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the expenditure involved in the administration of the Bureau's Facebook page and YouTube account over the past three years, and the estimated expenditure thereof this year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 552)

Reply:

The administration of the Development Bureau's Facebook and YouTube accounts is carried out by in-house staff of the Bureau as part of their overall duties. It is thus not possible to give a breakdown on the expenditure involved solely for such work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)225****(Question Serial No. 5666)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the following:

1. Please provide in tabular form the details of unleased or unallocated government land (in hectares).
2. Apart from the abovementioned land, please provide in tabular form the details of other land (in hectares), such as military land, brownfield sites, land under Short Term Tenancy, vacant government facilities, land owned by developers (or privately owned land), land with uncommitted or comprehensive use, or other vacant land in the urban areas and the New Territories.
3. In what proportion will the abovementioned vacant land be allocated for the use of private and public housing?
4. What measures will be taken to increase land supply this year? What is the budget on this matter this year?

Land	Site area involved (hectares)	Current situation	Budget

Asked by: Hon LEUNG Kwok-hung (Member Question No. 540)

Reply:

1. The Government has not compiled statistics on government land in various land use zonings. We have in response to questions raised in the Legislative Council in July and October 2012 compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: “Residential”, “Commercial/Residential”, “Village Type Development”, “Commercial”, “Industrial”, “Government, Institution or Community” and “Open Space”. The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau’s website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). Significant resources are required for such work.

As the Government has explained on various occasions, the unleased and unallocated government land include natural slopes or sites in irregular shapes (e.g. empty space between buildings, back lanes and narrow strips of land alongside existing developments, highways or other amenities) and not all of them are suitable for development. Where there are individual sites with a reasonable size and configuration, their suitability for development would be examined and a series of factors, such as the adequacy of related infrastructural facilities, compatibility with neighbouring land uses (e.g. whether the site is too close to the existing or planned buildings), etc., would be taken into account. For individual sites of unleased or unallocated government land identified with potential for residential or other development, we will review and assess their development feasibility, and make appropriate arrangements, such as allocating them for public housing development, including them in the Land Sale Programme, or allocating them for other uses, when they are ready for development.

The various land use reviews carried out by the Government under the multi-pronged strategy to increase land supply cover government land currently vacant, under short term tenancies or different short-term or government uses. The objective is to identify suitable sites with potential for residential or other types of development. We estimate that about 35 hectares (ha) of land identified for or already allocated for residential development (including both public and private housing) so far are among the unleased or unallocated government land captured in the aforesaid one-off statistics.

2. There are 18 military sites currently being used by the Hong Kong Garrison, covering a total area of about 2 700 ha. As for government land under short term tenancies (STTs), as there are over 5 000 STTs across the whole of Hong Kong, we are unable to provide the information requested for the purpose of this reply in consideration of time required for compiling such information. We also do not have statistics on the total area of land held by developers.

Currently, there is no formal or standard definition for “brownfield sites”. The term generally refers to agricultural or rural land in the New Territories that is deserted and used as open storage, container yards, depots, rural industries, recycling yards, etc. which are incompatible with the surrounding environment. According to the relevant planning and engineering studies for the respective areas, it is broadly estimated that there are over 190 ha of such areas in the proposed Hung Shui Kiu New Development Area (NDA) and some 106 ha of such areas within the potential development areas in Yuen Long South.

3. Last December, the Government has updated the projection of the long term housing demand for the 10-year period from 2015-16 to 2024-25. Based on that, the total housing supply target is now set at 480 000 units for the coming ten years, with the public-private split remaining as 60:40. The Development Bureau (DEVB) and Planning Department (PlanD) are responsible for providing sufficient housing land to meet this target.

The Government has an established mechanism for allocating land for public and private housing. DEVB and PlanD have been working closely with the Transport and Housing Bureau and Housing Department to provide the Housing Authority with sufficient land to build public housing. The Government also maintains a certain number of sites in the Land Sale Programme in order to provide a steady supply of sites through land sale for private residential development.

4. The current-term Government has adopted a multi-pronged strategy to increase land supply to meet Hong Kong’s housing and other needs. For increasing land supply in the short to medium term, we are continuing our work to increase the development intensity of available sites where planning terms permit, carry out land use reviews to identify sites that are suitable and can be converted to housing use, relax moratorium to remove development restrictions where feasible, plan for the development of the former Diamond Hill squatter areas and quarry sites, work with the Urban Renewal Authority on its urban renewal projects, and work with the MTR Corporation Limited on the railway property development projects. For increasing land supply in the longer term, we are continuing the planning and development of the Kwu Tung North NDA, Fanling North NDA, Tung Chung New Town Extension, Hung Shui Kiu NDA, and deserted agricultural land in North and Yuen Long districts converted to other incompatible uses. We are also continuing our studies on reclamation outside Victoria Harbour, rock caverns, underground space, New Territories North and Central Waters off Lantau. In addition, we are continuing with the other initiatives that are conducive to speeding up the supply and development of land such as streamlining land administration processes and launching the pilot arbitration scheme for determining land premium for lease modifications and land exchanges. The details and progress of the multi-pronged strategy are set out in CB(1)407/14-15(01) that we have provided to the Legislative Council Panel on Development in January 2015.

The work to increase land supply is undertaken by staff in DEVB and relevant departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved solely with the work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)226

(Question Serial No. 5667)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the following:

1. The current agricultural land left idle in hectares and the percentage of which to the overall agricultural land in Hong Kong.
2. Whether the Government will impose tax on land left idle to encourage owners of agricultural land to farm. Also, will the Government impose requirements on land left idle for over two years, by invoking the Lands Resumption Ordinance to resume land left idle for a long time for public housing development? If not, what are the reasons?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 541)

Reply:

1. According to information provided by the Agriculture, Fisheries and Conservation Department, there were about 711 ha of active farmland and 3 781 ha of fallow farmland as at December 2014.
2. The Government has no plan to impose tax on or initiate resumption of fallow farmland on account of their being fallow. However, to better utilise farmland areas that have over the years been abandoned or converted to other incompatible uses such as temporary open storage or industrial workshops (i.e. mainly the so-called "brownfield" sites) and are no longer suitable for agricultural use, the Government has been carrying out studies to review such areas to identify suitable sites for housing and other developments, and the supporting infrastructures required. Privately-owned sites that are found suitable for public housing use may be resumed by the Government for the purpose.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)227

(Question Serial No. 5668)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the following:

- (1) please set out in a table the sites, site area (in hectares) and the expenditure involved in land resumption by the Urban Renewal Authority (URA) over the past three years;
- (2) please set out in a table the sites, site area (in hectares) and the expenditure involved in the planned resumption of land by the URA this year;
- (3) for items 1 and 2 above, what is the percentage of private and public housing on the land resumed or planned to be resumed after redevelopment?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 542)

Reply:

- (1) Under the Urban Renewal Authority Ordinance (URAO), the Urban Renewal Authority (URA) may apply to the Secretary for Development (SDEV) requesting him to recommend to the Chief Executive in Council the resumption of land required for urban renewal. Under the Urban Renewal Strategy, although URA may request resumption of land for redevelopment under the URAO, it should consider acquiring land by agreement before making such a request to SDEV. Accordingly, URA attempts to first acquire land by agreement when implementing a redevelopment project and, subject to progress, seeks approval to resume land as appropriate. Over the past three years, according to information provided by URA, it incurred the following expenditure in land resumption for 11 redevelopment projects for which it could not acquire 100% of the land through agreement -

Year	Project Name	Project Site Area (hectare)	Land resumption expenditure paid after land reversion (Up to 28 February 2015) (about)
2012-2013	San Shan Road/ Pau Chung Street Shanghai Street/ Argyle Street Ma Tau Wai Road/ Chun Tin Street Shun Ning Road	0.65	\$142 million
2013-2014	Pak Tai Street/ San Shan Road Fuk Wing Street 229A-G Hai Tan Street Peel Street/ Graham Street (Phase 2)	0.60	\$84 million
2014-2015	Kowloon City Road/ Sheung Heung Road 205-211A, Hai Tan Street Pine Street/ Oak Street	0.30	\$11 million
Total		1.55	\$237 million

- (2) Under the URAO, URA shall make an application to SDEV to request him to recommend to the Chief Executive in Council resumption of land for a development scheme or a development project commenced by URA under the URAO within 12 months from the date when the relevant development scheme plan for the development scheme was approved by the Town Planning Board or, in the case of a development project, within 12 months from the date when SDEV authorised the development project. As regards the actual resumption timetable for an individual project, it will hinge on when the recommendation and approval for resumption is given and this, to a large extent, will hinge on the progress of the acquisition by agreement for that project. At this stage, the resumption timetable for specific projects in 2015-16 is not available. The Government will arrange to publish by gazette a resumption notice after land resumption for the development scheme or development project has been approved.
- (3) The redevelopment projects listed in the first part of the question have been planned for private housing. URA is now exploring, in response to the initiative announced in the Chief Executive's 2015 Policy Address, its contribution towards the supply of subsidised sale flats.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)228

(Question Serial No. 5672)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the review on the New Territories Small House Policy, what was the specific work carried out by the Development Bureau over the past three years? What was the expenditure involved? Please also provide the estimated expenditure and manpower to be involved for the coming year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 547)

Reply:

The review of the small house policy is still on-going. The small house policy has been operating for a long time. The review inevitably involves complicated issues concerning various aspects, including legal, environment and land use planning, all of which require careful examination.

The review is conducted by the Development Bureau using its existing resources and by our colleagues as part of their overall duties. We are therefore unable to provide a breakdown of the resources deployed solely for the review.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)229****(Question Serial No. 3859)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In paragraph 46 of the Budget Speech, it is mentioned that from this year onwards, free online Government information will be released in digital formats.

- (1) Please provide in the table below details about the free online Government information released in digital formats by your bureau/department for download by the public:

						Format of information available for download (please choose)			
Bureau/ Department	Free information/ data released to the public	Description of the information	Period of the information	Is it currently listed in Data.One	Date of release and the updating frequency	JSON, XML, or CSV	XLS, DOC	TIF, JPG, PDF, PNG	RSS

- (2) In 2015-16, what are the manpower and expenditure involved in releasing online Government information by your bureau/department?
- (3) Did your bureau/department review all non-classified information that your bureau/department own or possess, draw up priorities for their release, and compile them into digital data formats to facilitate retrieval/inspection, research or application development, and the creation of more industries through innovative reuse of data? If so, what are the details? If not, what are the reasons?

Asked by: Hon MOK Charles Peter (Member Question No. 74)

Reply:

(1) The following information is released in digital formats and is listed in “Data.gov.hk” (formerly known as “Data.One”) -

Bureau/ Department	Free information/data released to the public	Description of the information	Period of the information	Is it currently listed in Data.gov.hk	Date of release and the updating frequency	Format of information available for download (please choose)			
						JSON, XML, or CSV	XLS, DOC	TIF, JPG, PDF, PNG	RSS
Buildings Department (BD)	Monthly Digest	Various monthly statistics on statutory submissions made to BD as well as plans approved, occupation permits issued, statutory notices/ orders issued by BD, etc.	Monthly	Yes	Released in August 2013 and updated on a monthly basis		XLS		
Buildings Department	Registers of Building Professionals and Contractors	Full lists of building professionals and contractors registered under the Buildings Ordinance	Latest updated full list	Yes	Released in August 2013 and updated twice every week		XLS		
Lands Department	Open Maps B100k-OM	HKSAR 1:100 000 Scale Topographic Map	2014	Yes	Released on 16 July 2014 and updated as and when necessary			TIF	
Lands Department	Open Maps (DOPM100-L0- OM)	HKSAR 1:100 000 Scale Orthophoto Map	2014	Yes	Released on 16 July 2014 and updated as and when necessary			TIF	

Bureau/ Department	Free information/data released to the public	Description of the information	Period of the information	Is it currently listed in Data.gov.hk	Date of release and the updating frequency	Format of information available for download (please choose)			
						JSON, XML, or CSV	XLS, DOC	TIF, JPG, PDF, PNG	RSS
Lands Department	Geo-referenced public facility data	The geo-reference d data (including names, addresses and co-ordinates, etc.) of 79 types of public facilities such as government offices, hospitals, schools, country parks, GovWiFi premises as well as recreational, cultural and sports venues	2015	Yes	Released on 2 February 2015 and updated monthly	CSV			

Other than the above information which has been included in “Data.gov.hk”, the Planning and Lands Branch (PLB) of the Development Bureau and departments under its purview have been providing other information in digital formats through their respective websites. As a great variety of information is involved, it cannot be listed individually.

- (2) No officers are designated solely to perform work on releasing online information. A number of officers of different grades are involved in carrying out the duty. However, as release of online information is only part of their overall duties, we are not able to provide a breakdown of the manpower spent solely on the work.
- (3) PLB and departments under its purview will review the information released in their respective websites and take progressive action to comply with the policy to release government information in digital formats.

CONTROLLING OFFICER'S REPLY**DEVB(PL)230****(Question Serial No. 3860)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

In connection with the provision of public information and gathering of public opinions by means of the Internet, please advise on the following:

The information regarding the social media platforms set up and operated by your bureau/departments/public bodies or their agents (such as out-sourced contractors or consultants) for the past year in tabulated form (see Annex 1).

Commence-ment of operation (Month/Year)	Status (keep updating / ceased updating) (as at 28 February 2015)	Government agencies (including policy bureaux/ departments /public bodies/ government consultations)	Name	Social media (Facebook/ Flickr/ Google+ /LinkedIn /Sina Weibo/ Twitter/ YouTube)	Purpose of establishment and no. of updates (as at 28 February 2015)	No. of "Likes"/ No. of subscribers/ Average monthly visits (as at 28 February 2015)	Compiling summary of comments and following up on a regular basis (Yes/ No)	Rank and No. of officers responsible for the operation (as at 28 February 2015)	Financial resources involved in the establishment and daily operation (as at 28 February 2015)
			(1)...	(1)...					
			(2)...	(2)...					
			(3)...	(3)...					

Asked by: Hon. MOK Charles Peter (Member Question No. 75)

Reply:

The statistics relating to social media platform set up by the Development Bureau (Planning and Lands Branch) (PLB), Buildings Department and public bodies under PLB's purview or their agents are provided at **Annex 1**.

Annex 1

Commence-ment of operation (Month/Year)	Status (keep updating/ceased updating) (as at 28 February 2015)	Government agencies (including policy bureaux/ departments/ public bodies/ government consultations)	Name	Social media (Facebook/ Flickr/ Google+ /LinkedIn/ Sina Weibo/ Twitter/ YouTube)	Purpose of establishment And no. of updates (as at 28 February 2015)	No. of "Likes"/ No. of subscribers/ Average monthly visits (as at 28 February 2015)	Compiling summary of comments and following up on a regular basis (Yes/No)	Rank and No. of officers responsible for the operation (as at 28 February 2015)	Financial resources involved in the establishment and daily operation (as at 28 February 2015)
01/2015	Keep updating	Buildings Department	BDGOVHK	Youtube	To publish publicity videos and short films on building safety for easy access by the public No. of updates: 3	No. of subscribers : 55 No. of video views (total): 1 239	Yes	Part of the duties of one Technical Officer and one Analyst Programmer	Absorbed by in-house resources
01/2015	Keep updating	Buildings Department	Building Safety Week 2015	Facebook	To promote the "Building Safety Week 2015" event which was held from 14 - 20 March 2015 at the Jockey Club Innovation Tower of the Hong Kong PolyU No. of updates: 26	No. of "Likes": Around 1 500 No. of page views per month : 65 000	Yes	Part of the duties of one Technical Officer (in-house) and one Publicity Officer (from outsourced consultant)	Consultant's fee at \$55,000 including initial setup and publicity of this Facebook fanpage. Updating of information by in-house resources

Commence-ment of operation (Month/Year)	Status (keep updating / ceased updating) (as at 28 February 2015)	Government agencies (including policy bureaux/ departments/ public bodies/ government consultations)	Name	Social media (Facebook/ Flickr/ Google+ /LinkedIn/ Sina Weibo/ Twitter/ YouTube)	Purpose of establishment And no. of updates (as at 28 February 2015)	No. of "Likes"/ No. of subscribers/ Average monthly visits (as at 28 February 2015)	Compiling summary of comments and following up on a regular basis (Yes/No)	Rank and No. of officers responsible for the operation (as at 28 February 2015)	Financial resources involved in the establishment and daily operation (as at 28 February 2015)
03/2013 06/2014	Keep updating	Development Bureau	Development Bureau	(1) Facebook (2) YouTube	Disseminating information/ Collecting public's views For Facebook : No. of updates: 126 For Youtube : No. of updates: 8	No. of "Likes": Around 4 000 No. of subscribers : 48 No. of video views (total) : 7 377	Yes	One Researcher	Absorbed by in-house resources
10/2013	Keep updating	Harbourfront Commission (HC)	"PE Exercise for a Harbourfront Authority"	(1) Facebook (2) YouTube	For Facebook: to provide a platform for members of the public to express views on the proposed establishment of a Harbourfront Authority and for dissemination of information about the public engagement exercise No. of updates: 70 For YouTube: to provide videos of public engagement activities (e.g. public forums) No. of updates: 12	No. of "Likes": 496 No. of video views (total): 1 720	No	One Executive Officer I	Absorbed by in-house resources

Commence-ment of operation (Month/Year)	Status (keep updating / ceased updating) (as at 28 February 2015)	Government agencies (including policy bureaux/ departments/ public bodies/ government consultations)	Name	Social media (Facebook/ Flickr/ Google+ /LinkedIn/ Sina Weibo/ Twitter/ YouTube)	Purpose of establishment And no. of updates (as at 28 February 2015)	No. of "Likes"/ No. of subscribers/ Average monthly visits (as at 28 February 2015)	Compiling summary of comments and following up on a regular basis (Yes/No)	Rank and No. of officers responsible for the operation (as at 28 February 2015)	Financial resources involved in the establishment and daily operation (as at 28 February 2015)
11/2010	Keep updating	Urban Renewal Authority	Marketing campaign for Graham Street Market	Facebook	To introduce the characteristics of the Graham Market and promote the market's activities on a weekly basis during the market promotion campaign	No. of "Likes": 944	No	One Manager and one officer	Absorbed by in-house resources
10/2011	Keep updating	Urban Renewal Authority	theURAhk	Youtube	To enhance public understanding of URA's work and to share videos of its education programmes	No. of views : 7 160	No	One Manager and one officer	Absorbed by in-house resources
11/2012	Keep updating	Urban Renewal Authority	Urban Renewal Exploration Centre	Facebook	To introduce education activities as well as the Centre's activities in districts Information updated on a weekly basis	No. of "Likes": 295	No	One Manager and one officer	Absorbed by in-house resources
08/2012	Ceased updating since mid-2014	Kowloon City District Urban Renewal Forum (KC DURF)	Urban Renewal Plan for Kowloon City (URP)	Facebook	To provide details of the URP Updating ceased since end of the term of KC DURF in May 2014	No. of "Likes": 261	No	Absorbed by in-house resources	Absorbed by in-house resources
03/2011	Closed in November 2014	District Urban Renewal Forum (DURF)	District Urban Renewal Forum	(1) Facebook (2) Youtube	To provide contact details and promote DURF	Not Applicable	Not Applicable	Absorbed by in-house resources	Absorbed by in-house resources

CONTROLLING OFFICER'S REPLY

DEVB(PL)231

(Question Serial No. 4828)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the Bureau's expenditure on the procurement of computer software and hardware, please inform this Committee of the following:

- (1) Does the Government have any standard internal procurement guidelines which set out criteria for the purchase or upgrade of computer software and hardware for the Bureau? If yes, what are the details? Do the guidelines require that the Bureau must upgrade its computer software and hardware in a timely manner?
- (2) Given that the computer software and hardware supplier Microsoft will terminate its support service for the operating platform of its Windows XP, please provide the respective numbers of computers in the Bureau which are using (i) the operating platform of Microsoft Windows XP; (ii) the operating platforms released by Microsoft before 2001; and (iii) other operating platforms (please specify the version), as well as the respective percentages of these three types of operating systems in the Bureau's total number of computers. Does the Bureau have any plan to upgrade the above operating platform versions which are now obsolete?
- (3) What are the expenditure on and criteria for the procurement of tablet computers by the Bureau? What are the model numbers and the uses of the tablet computers? Is there any classified information saved on the tablet computers? If yes, what are the details? Is there any information security software installed in the tablet computers used by the Bureau? What is the expenditure involved?
- (4) What are the respective numbers and operating platforms of the computers in the Bureau that are offline? Does the Bureau have any convergence criteria with regard to the procurement of information security or antivirus software? If yes, what are the versions used? If not, what are the respective versions used?

Asked by: Hon MOK Charles Peter (Member Question No. 119)

Reply:

- (1) In accordance with the current guidelines of the Government, the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) has to prepare annually a Departmental Information Technology (IT) Project Portfolio and Departmental IT Plan for the following three years to ensure that its IT projects can cope with the Branch's business and operational needs. In considering upgrade of IT systems, we will review and assess the potential risks, including product compatibility, maintenance and support, subsequent project replacement and market supply, etc. and proceed with implementation based on their importance and priority.
- (2) The operating platforms of all 140 or so computers in the PLB of DEVB have been using Microsoft Windows 7 since 2014.
- (3) The expenditure on procurement of tablet computers in 2014-15 is \$4,888. The models currently in use by the PLB of DEVB are iPad and iPad mini. Tablet computers are provided to users based on operational needs. Users make use of tablet computers mainly for emails, except classified emails, using their official email account, reading meeting documents, accessing the Internet, etc. Confidential information is not to be saved on the tablet computers, as in accordance with the security policy. While there is no information security software installed in the tablet computers, all of them are protected by password and auto-screen lock. Information in tablet computers will be completely erased if wrong passwords are entered repeatedly. Anti-virus system and anti-spam system are installed in the backend email servers which guard against virus in the emails communicated through the tablet computers.
- (4) There is no offline computer in PLB of DEVB. The computers are installed with security tools and connected with our network with a full range of security devices which provide protection to our computers from information security risks. For security reasons, we do not disclose the details on information security or anti-virus software being adopted in PLB of DEVB.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)232

(Question Serial No. 3358)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 865 Operation Building Bright)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Under the Analysis of Financial and Staffing Provision, Provision of Programme (2) for 2015-16 is \$160.9 million (34.7%) lower than the revised estimate for 2014-15. The Government mentioned that such decrease is contributed by the decrease in cash flow requirement for a non-recurrent item and partly offset by the increased operating expenses to meet the demands of on-going and new commitments and increased salary provision arising from the creation of two posts. Please inform this Council the details of the non-recurrent item involved, the two posts mentioned as well as the on-going and new commitments as aforementioned.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 65)

Reply:

The decrease of \$160.9 million (34.7%) in the 2015-16 estimate over the revised estimate for 2014-15 for Programme (2) is mainly due to the decrease in cash flow requirement for the Operation Building Bright (\$188 million), partly offset by the increased operating expenses (\$27.1 million) to meet the demands of on-going and new commitments and increased salary provision arising from the creation of one Engineer/Assistant Engineer and one Technical Officer/Technical Officer Trainee posts (\$0.912 million) for setting up a dedicated multi-disciplinary project team for harbourfront development. The other new and on-going commitments (\$26.188 million) mainly include technical studies for identifying potential housing and land development sites.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)233

(Question Serial No. 3373)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding the review on the New Territories Small House Policy, will the Bureau advise us on the following:

1. An update on the progress of the review;
2. In 2013, there were 932 hectares of land zoned for "Village Type Development". Please provide the area of the land which has been developed; and
3. Will there be a further increase in "Village Type Development" sites? If yes, what are the details? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 76)

Reply:

1. The review of the small house policy is still on-going. The small house policy has been operating for a long time. The review inevitably involves complicated issues concerning various aspects, including legal, environment and land use planning, all of which require careful examination.
2. We have, in response to questions raised in the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings including the unleased and unallocated government land zoned "Village Type Development" ("V") as at June 2012. The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). The Government does not compile statistics on government land in various land use zonings on a regular basis and we do not have readily available information on the area of developed land within "V" zones.

3. While the Government currently has no plan to review or further increase “V” zones on the Outline Zoning Plans (OZPs), designation or refinement of “V” zone boundaries is considered from time to time for preparation of OZPs to replace Development Permission Area Plans, for which a series of relevant planning factors will be taken into account. Therefore, we are not able to provide an estimate on the change in the land area zoned “V” in the coming years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)234

(Question Serial No. 3453)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that a total of 20 residential sites were put up for sale by Government in 2014-15. Together with other development projects, the land supply has a capacity of producing 20 000 units. Regarding these residential sites, please advise on the following:

1. Their respective developers and location, as well as the number and proportion of small- and large-sized flats to be produced.
2. The time when flats are to be made available to the market.
3. In view of the current shortage of housing flats, will Hong Kong people be given priority to purchase these flats which are soon to be made available?
4. The estimated price per square foot.

Asked by: Hon TONG Ka-wah, Ronny (Member Question No. 78)

Reply:

1. The Government has imposed minimum flat number requirement on some of the 20 sites in the 2014-15 Land Sale Programme, but the size of the flats to be produced is subject to design of the successful bidders. The requested information on the 20 sites is set out below -

Lot - Location	Minimum Flat Number imposed?	Purchaser
IL 9048 - Schooner Street, Wan Chai, Hong Kong	No	Kingline Enterprises Limited (parent company: Hopewell Holdings Limited)
STTL 599 - Ma Kam Street, Ma On Shan, Sha Tin, New Territories	Yes 310 flats	Grandwall Investment Limited (parent companies: Kam Wah Holdings Limited and Wang On Group Limited)
TWTL 393 - Yeung Uk Road, Tsuen Wan, New Territories	Yes 790 flats	Vincord Limited (parent company: not provided by the successful tenderer)
STTL 598 - Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	Yes 180 flats	New Rich Investments Limited (parent companies: Kam Wah Sure Win Limited and Wang On Group Limited)
TMTL 513 - Yan Ching Street, Area 10, Tuen Mun, New Territories	Yes 125 flats	Hoyden Holdings Limited (parent company: CSI Properties Limited)
TMTL 512 - Lok Chui Street, Area 59, Tuen Mun, New Territories	No	Treasure Mega Limited (parent company: not provided by the successful tenderer)
FSSTL 255 - Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	Yes 250 flats	Bright Land Development Limited (parent company: Sino Land Company Limited)
TPTL 213 - Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	No	Top Finder Limited (parent company: not provided by the successful tenderer)
TMTL 515 - King Sau Lane, Area 4, Tuen Mun, New Territories	Yes 735 flats	Great Alliance Limited (parent company: Sun Hung Kai Properties Limited)
STTL 601 - Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	No	Loyal Pioneer Limited (parent companies: Chun Wo Development Holdings Limited and China City Construction (International) Company Limited)
YTIL 42 - Lei Yue Mun Path, Lei Yue Mun, Kowloon	Yes 345 flats	Henmell Investment Limited (parent company: Kowloon Development Company Limited)
Lot 758 in DD 332 - Cheung Sha, Lantau Island, New Territories	No	New Advance Limited (parent company: Neutron Property Fund Limited)

Lot - Location	Minimum Flat Number imposed?	Purchaser
STTL 587 - Tai Po Road - Tai Wai, Sha Tin, New Territories	No	Ever World Limited (parent company: Wang On Group Limited)
KCTL 518 - Hing Fong Road, Kwai Chung, New Territories	No	Team Worldwide Limited (parent company: Global Convention Limited)
TMTL 514 - Yip Wong Road, Area 18, Tuen Mun, New Territories	No	China Cyberworld Limited (parent company: Chuang's China Investments Limited)
NKIL 6532 - Lung Cheung Road, Beacon Hill, Kowloon	No	NMC 8 Limited (parent company: Kerry Properties Limited)
TPTL 225 - At the Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	No	Superwick Limited (parent company: Sun Hung Kai Properties Limited)
Lot 1909 in DD 100 - Fan Kam Road, Sheung Shui, New Territories	No	Tender invitation commenced on 27 February 2015.
Lot 1181 in DD 215 - Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	No	Tender invitation commenced on 13 March 2015.
STTL 605 - Lok Wo Sha Lane, Ma On Shan, Sha Tin New Territories	No	Tender invitation commenced on 27 March 2015.

2. After purchasing a residential site, the developer is required to complete the construction of a minimum gross floor area specified in the conditions of sale and obtain an occupation permit from the Building Authority within the Building Covenant (BC) period specified under the conditions of sale. In general, the BC period for residential developments varies from 48 to 72 months. The Government sets an appropriate BC period for each development project taking into account the actual circumstances of each project, including such relevant factors as its development scale and site complexity.

3. The Hong Kong Property for Hong Kong People (HKPHKP) measure was introduced in order to accord priority to Hong Kong Permanent Residents in making use of our scarce housing land resources when there is a tight demand-supply situation in the property market. The Government announced in September 2012 that the HKPHKP measure would be applied to two residential sites in the Kai Tak Development Area. The two sites were sold through tender in mid-2013. Subsequently, the various demand-side management measures implemented by the Government targeting at the property market have effectively curbed the demand of non-local purchasers for residential property. Hence, there is no pressing need to extend the HKPHKP measure to other sites at the present stage. The Government will continue to closely monitor the situation and implement appropriate measures to facilitate the healthy development of the property market.
4. The selling price of flats will be set by developers at the time of sale. We do not estimate the price per square foot of the flats.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)235

(Question Serial No. 4797)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Regarding overseeing the implementation of the Pilot Scheme for Arbitration on Land Premium, please advise this Committee on the following:

1. Details of the work done and the expenditure involved in the past year;
2. Details of work expected to be done and the estimated expenditure for 2015-16.

Asked by: Hon WU Chi-wai (Member Question No. 103)

Reply:

1. The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) has been introduced to facilitate early agreement on land premium payable for lease modification/land exchange applications, with the objective of expediting land supply for housing and other uses. Development Bureau (DEVB) and other relevant departments including the Lands Department (LandsD) worked together to formulate the implementation details of the Pilot Scheme. To promulgate the Pilot Scheme, an Information Note setting out the general procedures and requirements of the scheme have been uploaded onto the website of LandsD and shared with stakeholder groups in October 2014.

The Pilot Scheme does not mandate the use of arbitration for the settlement of premium disputes; it provides parties concerned with an option to settle premium disputes through arbitration. Specifically, either LandsD or the applicant may propose for the other party's agreement settling premium disputes by arbitration when both parties have failed to agree on the premium after substantial exchanges of views, normally after at least two appeals by the applicant. As at 16 March 2015, LandsD had taken the initiative to invite applicants of eight lease modification/land exchange cases to consider settling premium disputes through arbitration under the Pilot Scheme. While the reply to two recent invitations was pending, the applicants for the other six cases had indicated their preference to continue premium discussions through negotiation.

On the other hand, LandsD had declined one request for arbitration initiated by a private lot owner, having regard to the low priority accorded to that case which does not involve any net increase in floor area contributing to the policy objective of increasing land supply.

In 2014-15, the manpower and expenditure involved in implementing the Pilot Scheme are absorbed from within the existing provision for the Planning and Lands Branch of DEVB and that for other departments including LandsD. The work is carried out by the staff concerned as part of their overall duties and we are therefore unable to provide a breakdown of the manpower and expenditure deployed solely for the work in question.

2. The Government will continue to select suitable lease modification and land exchange cases which fulfill the general criteria for consideration of cases as published in the Information Note relating to the Pilot Scheme and invite relevant applicants to use arbitration to determine the amount of land premium payable. DEVB will continue to oversee the implementation of the Pilot Scheme.

On resources, LandsD will create four posts of one Senior Estate Surveyor, one Estate Surveyor and two Survey Officers (Estate) and will be given an annual provision of \$20 million for engaging outside experts to provide professional advice on specific issues in individual cases under the Pilot Scheme for two years from 2015-16 to 2016-17. No extra manpower and expenditure is earmarked at the Bureau level for the implementation of the Pilot Scheme.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)236

(Question Serial No. 4798)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 865 Operation Building Bright)
(Item 878 Building Maintenance Grant Scheme for Elderly
Owners)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and
Lands) (Thomas CHOW)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the items of expenditure under this sub-head and the reasons for the significant decrease, from \$300 million to \$112 million, in the 2015-16 estimate.

Asked by: Hon WU Chi-wai (Member Question No. 104)

Reply:

The decrease of \$188 million in the 2015-16 estimate over the revised estimate for 2014-15 for the non-recurrent item is mainly due to the decrease in cash flow requirement for the Operation Building Bright (OBB). The estimated cash flow requirement for OBB in 2015-16 is determined by taking into account the amount of uncommitted surplus kept by the Hong Kong Housing Society and the Urban Renewal Authority which are responsible for administering the scheme, and the cashflow trend under the scheme. Having regard to the projected amount of uncommitted surplus and progress of works of the assisted buildings for the period up to March 2016, it was considered that the funding provision for OBB in the 2015-16 estimate could be reduced.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)237****(Question Serial No. 4890)**

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Property prices stay high, low-priced old buildings were redeveloped and new buildings completed are pricey. The general public finds them unaffordable and is forced to live in subdivided flats (SDFs) or even SDFs used for domestic purposes in industrial buildings. However, it was announced in the Policy Address that “the Buildings Department (BD) will continue its efforts to totally ban the SDFs used for domestic purposes in industrial buildings. It will step up prosecution against owners who fail to comply with relevant orders. As to the SDFs in domestic and composite buildings, the BD will continue to take more vigorous enforcement actions against irregularities involving building and fire safety”. In this connection, will the authorities inform this Committee:

- (1) of the details of BD’s work in handling SDFs, the reasons for totally banning SDFs when the general public is unable to afford the high rents, and how the Government is going to solve the housing problem of the grassroots;
- (2) of the number of SDFs known to the Department to date, broken down by district;
- (3) of the districts and number of SDFs involved in the department’s work of handling SDFs in the past year, as well as the manpower and expenditure involved;
- (4) of the districts and number of SDFs involved in the department’s work of handling SDFs in the coming year, as well as the estimated manpower and expenditure involved;
- (5) whether the Government will provide any transitional accommodation for the homeless, and of the addresses, the number of SDFs involved and the number of people it can accommodate?

Asked by: Hon CHAN Chi-chuen (Member Question No. 142)

Reply:

- (1) Industrial buildings (IBs) are not designed for domestic use and thus are subject to requirements different from those applicable to domestic and composite buildings on various aspects, such as the provision of natural lighting and ventilation, means of escape and other fire safety measures. Occupants of units in an IB converted for domestic use are exposed to high fire risks posed by the other units within the same IB which are still being used for industrial activities or storage of dangerous and inflammable goods. Even if all the other units are vacant at the time the occupants move in, they can be put to such hazardous uses that are incompatible with domestic use at any time. As such, using an industrial unit for domestic purpose will pose a significantly higher level of risk to the occupants. To ensure the safety of the public, stringent enforcement action has to be taken by the Buildings Department (BD) against sub-divided flats (SDFs) for domestic use in IBs.

When the BD identifies SDFs for domestic use in IBs, it will take enforcement action pursuant to the Buildings Ordinance (“BO”) (Cap 123). In particular, it will issue statutory order(s) to the owner concerned under section 25 of the BO to require the owner to discontinue the domestic use in IBs (discontinuation order) and if necessary under section 24 of the BO to require the removal of any unauthorised building works (removal order). In case of non-compliance with the orders within the specified period, the BD may institute prosecution against the owner concerned or apply to the court for a closure order under Section 27 of the BO to close down the premises and arrange government contractors to carry out the necessary works.

- (2) The BD does not compile separate statistics on the total number of SDFs in the territory.
- (3) In 2014, the total number of SDFs inspected was 2 218 and its geographical distribution is tabulated as follows -

District	No. of SDFs inspected in 2014
Central and Western	471
Wan Chai	87
Eastern	61
Southern	8
Wong Tai Sin	4
Kwun Tong	111
Yau Tsim Mong	366
Sham Shui Po	156
Kowloon City	625
North	13
Sha Tin	9
Tai Po	50
Sai Kung	1
Tsuen Wan	108

District	No. of SDFs inspected in 2014
Tuen Mun	8
Yuen Long	62
Kwai Tsing	78
Total	2 218

In 2014-15, the enforcement action against building irregularities associated with SDFs is carried out by the 378 professional and technical staff of the two Existing Buildings Divisions of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources involved solely for carrying out enforcement action in relation to SDFs.

- (4) In 2015, the estimated number of SDFs to be inspected is 1 800. We are not able to predict the geographical distribution of these SDFs.

In 2015-16, the enforcement actions against building irregularities associated with SDFs will be carried out by the 396 professional and technical staff of the two Existing Buildings Divisions of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. Again, we are not able to provide a breakdown of the manpower resources involved solely for carrying out enforcement action in relation to SDFs.

- (5) It has always been the Government's policy that no one will be rendered homeless due to its enforcement action. The Government will provide transitional accommodation to eligible persons in need in accordance with the current mechanism. The Housing Department's Po Tin Transit Centre in Po Tin Estate, Tuen Mun can accommodate 340 residents.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)238

(Question Serial No. 6073)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

- (1) How many complaints against unauthorised building works (UBWs) in New Territories village houses (NT village houses) in various districts were received by the Department or referred to it by other departments in the last financial year? What were the respective numbers of cases processed, with contravention confirmed, and issued with removal orders in these districts? What is the number of cases involving repeated complaints?
- (2) What was the amount of resources spent on inspection of NT village houses initiated by the Department in the last financial year? Among the NT village houses inspected, how many cases of UBWs were identified and how many of them were issued with removal orders?
- (3) How many removal orders for UBWs in NT village houses have not yet been complied with after the specified time and remain outstanding? Please provide the numbers of removal orders not yet complied with for one to three years, four to six years, seven to nine years, and ten years or above after the specified time. What follow-up action has the Government taken regarding the outstanding removal orders?
- (4) How many indigenous villagers of the New Territories are not granted rates exemption or have their exemptions revoked because of their UBWs?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 362)

Reply:

- (1) The Village Houses Section (VHS) of the Buildings Department has been handling reports from the public and referrals from other government departments on unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). From 1 April 2014 to 11 March 2015, the numbers of reports received, cases handled, cases with actionable UBWs and removal orders issued in the nine administrative districts of the New Territories are tabulated as follows -

District	Number of reports received	Number of cases handled Note (1)	Number of cases with actionable UBWs Note (1)	Number of removal orders issued Note (1)
Islands	105	98	5	1
Kwai Tsing	23	18	1	1
North	159	142	19	9
Sai Kung	251	227	17	19
Sha Tin	134	122	7	4
Tai Po	863	784	17	12
Tsuen Wan	105	86	2	2
Tuen Mun	87	71	7	6
Yuen Long	596	514	28	5
Total	2 323	2 062	103	59

Note (1): The follow-up action is still ongoing and the numbers may increase.

The BD does not compile statistics on cases involving repeated reports.

- (2) Apart from handling reports from members of the public and other government departments, the VHS also takes enforcement action against UBWs in NTEHs by carrying out a large scale operation (LSO) to survey and identify existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. First Round Targets) for priority enforcement action. As the carrying out of the LSO is part of the overall duties of the VHS in implementing the enhanced enforcement strategy against UBWs in NTEHs, we are not able to provide a breakdown of the amount of resources spent solely for this task. In 2014-15, the VHS comprises 37 professional and technical staff and the estimated expenditure incurred is \$39 million. Out of 5 210 NTEHs surveyed under LSO in 2014, 586 NTEHs have been identified with suspected First Round Targets. While the BD is still processing the cases with suspected First Round Targets, 68 removal orders have been issued up to present.
- (3) As at 11 March 2015, the number of outstanding removal orders based on the overdue period is tabulated below -

Overdue period	Number of orders
less than 1 year	380
1-3 years	424
4-6 years	164
7-9 years	26
10 years or above	2
Total	996

For those outstanding removal orders, the BD will instigate prosecution against the owners if they fail to comply with the orders without reasonable excuse. From 2010 to 2014, 576 prosecutions had been instigated by the BD against failure to comply with the removal orders on UBWs in NTEHs.

- (4) According to the information provided by Home Affairs Department (HAD), 84 new applications for rates exemption were rejected and 90 rates exemption cases were cancelled in 2014 due to the existence of UBWs in the NTEHs concerned. The HAD does not keep statistics on the total number of NTEHs that are not granted rates exemption due to the existence of UBWs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)239

(Question Serial No. 6074)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

1. Among the applications for building demolition, as well as redevelopment, alteration or addition works received by the Buildings Department (BD) in the past two years, how many of them involved graded historic buildings? How many cases were approved? Please provide a yearly breakdown of such data by grade and application type; and
2. What is the number of such applications of which the BD has notified the relevant departments under the internal monitoring mechanism? Will the BD defer processing such applications until receiving replies from the departments, in particular the Antiquities Advisory Board or departments responsible for implementing conservation policies?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 363)

Reply:

1. The Buildings Department (BD) does not compile separate statistics on the number of applications involving demolition, redevelopment, or alteration or addition works of graded historic buildings.
2. Upon receipt of an application for the approval of plans involving demolition, redevelopment, or alteration or addition works of a graded historic building, the BD will refer the plans to, among others, the Antiquities and Monument Office for consideration and inform the Commissioner for Heritage's Office. The BD does not compile separate statistics on the number of such referrals. As the processing of application for plan approval is required to be completed within the specified time limits under the Buildings Ordinance, the BD will process these applications in accordance with the specified time limits.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)240

(Question Serial No. 6075)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

How many complaints about suspected unauthorised alteration or addition works to graded historic buildings did the Buildings Department (BD) receive in each of the past two years? How many of these cases have been confirmed to be in contravention of law after inspection? What are the details of the related enforcement actions? If orders were issued by the BD subsequently, have the orders been complied with?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 364)

Reply:

The Buildings Department (BD) received 13 and 10 reports about suspected unauthorised alterations or additions to graded historic buildings in 2013 and 2014 respectively. Subsequent inspections by the BD have revealed the existence of actionable unauthorised building works in one case in 2014. The relevant party has voluntarily started rectification of the unauthorised building works. The BD will keep in view progress of the case.

- End -

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 6076)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding the handling of unauthorised building works (UBWs) cases involving social celebrities' properties, the Buildings Department (BD) has explained to the Office of the Ombudsman the "special procedures" implemented by the BD. In this connection, please provide the following information (broken down into six categories, namely (1) the Chief Executive; (2) Secretaries of Bureaux and officials under the accountability system; (3) permanent secretaries and heads of departments; (4) Executive Council members; (5) Legislative Council members; and (6) influential people in the community):

- i. the numbers of complaint cases received;
- ii. the numbers of follow-up cases;
- iii. the numbers of cases with investigations or follow-up actions completed;
- iv. the numbers of cases confirmed not illegal;
- v. the numbers of cases confirmed illegal;
- vi. the numbers of cases with advisory letters issued;
- vii. the numbers of cases with statutory warning notices issued;
- viii. the numbers of cases with statutory removal orders issued;
- ix. the numbers of cases of non-compliance with removal orders for one to three months, four to six months, seven to nine months, ten to twelve months, and twelve months or above after the specified time;
- x. the numbers of prosecution cases;
- xi. the numbers of conviction cases; and

- xii. the expected completion dates for cases handled in accordance with the “special procedures”.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 365)

Reply:

In handling unauthorised building works (UBWs), the Buildings Department (BD) has been following the principle of acting in accordance with the law and being impartial to all in taking appropriate actions pursuant to the Buildings Ordinance (BO) and the prevailing enforcement policy. BD will, as a matter of established practice since mid-2011, accord priority to carrying out site inspection for cases reported by members of the public or by the media involving senior Government officials and community celebrities with the objective of ascertaining as soon as possible whether the suspected UBWs exist so as to clear any public concerns (the established practice). After on-site inspection, BD will impartially carry out appropriate enforcement action in accordance with BO and the prevailing enforcement policy against any UBWs found, and will not be particularly stringent or lenient in its enforcement action because the owner is a senior Government official or community celebrity.

Statistics on UBWs cases involving senior Government officials and community celebrities handled by BD in accordance with the established practice based on BD’s record as at 28 February 2015 are tabulated below -

Number of Cases		1	2	3	4	5	6	Total
		CE	Secretaries of Bureaux/ Officials under accountability system	Permanent Secretaries and Heads of Departments	Executive Council members	Legislative Council members	Influential people in the community	
i	Reports received	3	13	2	6	25	1	47 ⁽¹⁾
ii	Reports handled	3	13	2	6	25	1	47 ⁽¹⁾
iii	Cases with investigations completed	3	13	2	6	25	1	47 ⁽¹⁾
Breakdown on item i above:								
iv	Cases where the reported UBWs were not found during BD’s inspection	1	2	1	0	4 ⁽²⁾	0	8
	Cases where the owner of the property or the director of the company owning the property were subsequently found not to be the senior Government official or community celebrity concerned	0	3	0	0	12 ⁽²⁾	0	15

Number of Cases		1	2	3	4	5	6	Total
		CE	Secretaries of Bureaux/ Officials under accountability system	Permanent Secretaries and Heads of Departments	Executive Council members	Legislative Council members	Influential people in the community	
v	Cases where the owner of the property or the director of the company owning the property were confirmed to be the senior Government official or community celebrity concerned and the reported UBWs were ascertained to exist after BD's inspection	2	8	1	6	11	1	26 ⁽³⁾
BD's follow up actions:-								
vi	Cases with advisory letters issued (among cases in item v above)	2	3	1	4	4	1	14 ⁽⁴⁾⁽⁵⁾
vii	Cases with statutory warning notices issued (among cases in item v above)	0	2	0	0	2	0	4
viii	Cases with statutory removal orders issued (among cases in item v above)	0	1	0	2	4	1	7 ⁽⁶⁾
ix	Non-compliance since the expiry of statutory removal orders (among cases in item v above)	(1-3 months)	0	0	0	0	0	0
		(4-6 months)	0	0	0	0	0	0
		(7-9 months)	0	0	0	0	0	0
		(10-12 months)	0	0	0	0	0	0
		(12 months or above)	0	0	0	1 ⁽⁷⁾	0	1 ⁽⁸⁾
x	Prosecutions (among cases in item v above)	0	0	0	0	0	0	0
xi	Convictions (among cases in item v above)	0	0	0	0	0	0	0

Remarks :-

- (1) 3 community celebrities are/were both Executive Council and Legislative Council members. Hence, the actual no. of cases is 47 (i.e. 50 - 3).
- (2) In 2 cases, the owner of the property or the director of the company owning the property was subsequently found not to be the senior Government official or community celebrity concerned and the reported UBWs were not found during BD's inspection.
- (3) 3 community celebrities are/were both Executive Council and Legislative Council members. Hence, the actual no. of cases is 26 (i.e. 29 - 3).

Remarks (cont'd) :-

- (4) *Under the established procedures, if there are actionable UBWs after inspection, BD will issue an advisory letter to the owner advising him to rectify the irregularities as soon as possible. In a few cases, no advisory letter was issued as, shortly after BD's inspection, the owner had appointed an authorized person to co-ordinate the rectification works. In one case, the subject building was included in a large-scale operation of BD and, in accordance with the established procedures, a statutory order was issued upfront without the issue of an advisory letter.*
- (5) *1 community celebrity is/was both Executive Council and Legislative Council member. Hence, the actual no. of advisory letters issued is 14 (i.e. 15 - 1).*
- (6) *1 community celebrity is/was both Executive Council and Legislative Council member. Hence, the actual no. of statutory removal orders issued is 7 (i.e. 8 - 1).*
- (7) *Removal works is in progress.*
- (8) *The relevant owner has made an appeal to the Appeal Tribunal under the Buildings Ordinance and later applied for judicial review against the decision of the Appeal Tribunal. The legal proceedings are in progress.*

Among the 26 cases where the owner of the property or the director of the company owning the property was confirmed to be the senior Government official or community celebrity concerned and the reported UBWs were ascertained to exist after BD's inspection (i.e. item v in the table above), 21 cases have the UBWs removed, validated or classified as "non-actionable" under the prevailing enforcement policy, while the remaining five cases are at various stages of follow-up.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)242

(Question Serial No. 6077)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

- (1) How many sub-divided flats with irregularities were discovered last year by the Buildings Department (BD) in residential buildings and industrial buildings respectively? What were the numbers of those issued with statutory removal orders or resulted in legal actions? Please provide the details broken down by the District Council districts as well as the number of sub-divided flats with irregularities yet to be rectified up to now;
- (2) since the commencement of the special operation by the BD on sub-divided cubicles, how many residential or industrial buildings have been inspected in each of the 18 districts so far? In how many of these buildings did the BD succeed in gaining access to the premises? How many times has the BD applied for court warrants or invoked the power under the Buildings Ordinance to break into private flats for inspection of irregularities of sub-dividing works? Please provide the details; and
- (3) what were the respective numbers of cases of irregularities in residential buildings and industrial buildings eradicated, encumbrances imposed and closure ordered for non-compliance with the orders last year?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 366)

Reply:

- (1) The Buildings Department (BD) takes enforcement action against irregularities of building works associated with sub-divided flats (SDFs) through investigating reports from members of the public or other government departments and conducting large scale operations (LSOs). In 2014, the BD inspected 2 218 SDFs in total. Of these 2 218 SDFs, 357 have been found with building irregularities which have to be followed up by the issue of removal orders. The distribution of these 357 SDFs is as follows -

District	No. of SDFs	No. of SDFs in domestic/composite /other buildings except industrial buildings (IBs)	No. of SDFs in IBs
Central and Western	22	22	0
Wan Chai	16	16	0
Eastern	13	13	0
Wong Tai Sin	1	0	1
Kwun Tong	12	9	3
Yau Tsim Mong	44	44	0
Sham Shui Po	73	73	0
Kowloon City	127	126	1
North	7	7	0
Sha Tin	2	2	0
Tai Po	5	5	0
Tsuen Wan	2	2	0
Yuen Long	14	14	0
Kwai Tsing	19	19	0
Total	357	352	5

While the BD is still following up with these 357 SDFs with actionable irregularities, the enforcement actions taken so far are tabulated on geographical basis as follows -

District	No. of removal orders issued	No. of prosecutions instigated
Central and Western	1	0
Wan Chai	1	0
Eastern	1	0
Wong Tai Sin	1	0
Kwun Tong	3	0
Yau Tsim Mong	17	0
Sham Shui Po	69	1
Kowloon City	105	2
North	4	0
Sha Tin	0	0
Tai Po	0	0
Tsuen Wan	1	0
Yuen Long	3	0
Kwai Tsing	0	0
Total	206	3

- (2) Since the commencement of the LSOs against building irregularities associated with SDFs in April 2011 up to end February 2015, the BD had identified 1 093 target buildings (TBs) under the LSOs, with 4 623 SDFs entered for inspection. The distribution of the TBs and the SDFs inspected on geographical basis is as follows -

District	No. of TBs		No. of SDFs inspected
	Domestic/ Composite	Industrial	
Central and Western	78	0	91
Wan Chai	60	0	146
Eastern	63	2	224
Southern	14	2	50
Wong Tai Sin	15	8	125
Kwun Tong	33	22	394
Yau Tsim Mong	257	20	1 064
Sham Shui Po	234	6	1 392
Kowloon City	127	5	620
North	14	0	29
Sha Tin	12	3	71
Tai Po	18	0	26
Tsuen Wan	23	8	129
Tuen Mun	4	12	42
Yuen Long	35	0	64
Kwai Tsing	8	10	156
Total	995	98	4 623

In seven cases where the BD staff could not gain access to the premises concerned after repeated attempts, the BD had invoked section 22 of the Buildings Ordinance to apply to the court for warrant to effect entry.

- (3) No closure order was applied for in enforcing the removal orders issued against building irregularities associated with SDFs in 2014. Regarding registering removal orders in the Land Registry (LR), in general, all removal orders issued will be registered in the LR as an encumbrance to property title. However, the BD does not compile separate statistics on the number of removal orders that was registered in the LR in 2014.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)243

(Question Serial No. 6078)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

- (1) Regarding repair orders issued in connection with maintenance of private slopes, how many of them involved appointing consultants or contractors on behalf of the owners by the Department in each of the past two years (i.e. 2013 and 2014)? Please list the respective annual expenditures involved.
- (2) Did the Department successfully recover the full cost from the owners concerned in all these cases of the period from 2012-13 up to now? If not, what is the progress? Were any amounts written off? What are the details and reasons?
- (3) At present, how many dangerous hillside orders (DHOs) have not yet been complied with (or the required repair has not yet been completed) for one to three years, four to six years, seven to nine years, and ten years or above after the specified time?
- (4) What are the details of redeploying resources to clear the backlog of outstanding repair orders, including the estimated increase in staff establishment and expenditure for such work in the coming year?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 367)

Reply:

- (1) The Buildings Department (BD) has been engaging consultants and contractors to carry out the required slope investigation and repair works in the owners' default and recovers the costs of such works plus supervision charge and surcharge from the owners afterwards. In 2013 and 2014, the number of dangerous hillside orders (DHOs) involved is 16 and 11 respectively. The amount paid to consultants and contractors in 2013-14 and 2014-15 (up to December 2014) is \$9.7 million and \$9.6 million respectively.

- (2) From 2012-13 up to now, the amount of costs recovered and written off in relation to the carrying out of slope investigation and repair works in the owners' default is as follows –

	Amount of cost recovered from owners (HK\$)	Amount of cost written off⁽¹⁾ (HK\$)
2012-13	1.5 million	5,655
2013-14	3.8 million	751
2014-15 (up to December 2014)	7.4 million	0

Note ⁽¹⁾: The reasons of the cost having been written off include that the owner has deceased without a probate, the whereabouts of the owner is not known, etc.

- (3) Up to end February 2015, the number of outstanding DHOs based on the overdue period is tabulated below -

Overdue period	Number of DHOs
less than 1 year	84
1 to 3 years	246
4 to 6 years	217
7 to 9 years	107
10 years or above	91
Total	745

- (4) In 2015-16, the work in relation to the safety of private slopes will continue to be handled by the 52 professional and technical staff of the Slope Safety Section (SSS) of the BD. Depending on the workload associated with the issue of new DHOs, the SSS will deploy available resources to clear the backlog of outstanding orders.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)244****(Question Serial No. 6079)**

Head: (82) Buildings Department

Subhead (No. & title): (000) Operational expenses

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

- (1) Regarding the handling of dangerous, abandoned or unauthorised signboards, what were the respective numbers of repair orders and removal orders issued by the Buildings Department (BD) each year in 2013-14 and 2014-15;
- (2) how many repair orders or removal orders have not yet been complied with after the specified time and remain outstanding? Please list, according to the nature of the orders, the respective numbers of statutory orders not yet complied with for one to three years, four to six years, seven to nine years, and ten years or above after the specified time; and
- (3) in 2013-14 and 2014-15, how many cases are there that the BD has engaged consultants or works contractors to carry out the necessary works for the defaulters? What were the expenditure per year and the progress of recovering the costs?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 368)

Reply:

- (1) In taking enforcement action against dangerous, abandoned and unauthorised signboards, the Buildings Department (BD) will issue Dangerous Structure Removal Notices (DSRNs) under section 105 of the Public Health and Municipal Services Ordinance for removal of dangerous or abandoned signboards, and removal orders under the Buildings Ordinance for removal of unauthorised signboards. The numbers of DSRNs and removal orders issued in 2013 and 2014 are as follows -

Year	No. of DSRNs issued	No. of removal orders issued
2013	360	523
2014	590	349
Total	950	872

- (2) As at end 2014, 156 DSRNs and 937 removal orders issued against signboards had not yet been complied with. The distribution of these DSRNs and removal orders is as follows -

Overdue period	No. of DSRNs	No. of removal orders
less than 1 year	151	250
1 to 3 years	5	430
4 to 6 years	---	225
7 to 9 years	---	28
10 years or above	---	4
Total	156	937

- (3) The BD appointed consultants and contractors to carry out the required removal works in respect of 171 and 336 defaulted DSRNs/removal orders in 2013 and 2014 respectively. Where the owners of the signboards could not be identified, the expenditure of the removal works was covered by government funding. The relevant expenditure in 2013-14 and 2014-15 (up to end 2014) was \$0.44 million and \$0.25 million respectively. In cases where the owners could be identified, the expenditure and cost recovered in relation to the removal works in the owners' default are as follows -

	Amount paid to consultants/ contractors	Amount recovered from owners
2013-14	\$84,000	\$53,000
2014-15 (up to end 2014)	\$46,000	\$20,000

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)245

(Question Serial No. 6080)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

- (1) Regarding the mandatory window inspection and mandatory building inspection notices issued, what are the respective numbers of non-compliant notices in each district? How many notices have been granted extension?
- (2) What was the number of requests for assistance in various districts received by the Department regarding mandatory building inspection and mandatory window inspection notices in the previous year? What kind of assistance was asked for? Regarding the requests for assistance, how many of those buildings concerned did not have owners' corporations?
- (3) Was any owner or owners' corporation prosecuted for failure to comply with the notices, what are the details?

Asked by: Hon. CHAN Ka-lok, Kenneth (Member Question No. 369)

Reply:

- (1) As at 31 December 2014, the Buildings Department (BD) had issued 31 896 and 227 888 statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) respectively. The geographical distribution of these statutory notices and their compliance status are shown at the Annex.
- (2) In 2014, the BD received over 40 000 verbal and written enquiries or requests for assistance from members of the public on the MBIS and MWIS. The enquiries and requests mainly concern the statutory procedures for compliance with notices; appointment of qualified persons or registered inspectors; application for extension of time to comply with the statutory notices; and application for financial and technical assistance. The BD does not keep separate statistics on the geographical distribution of or whether an owners' corporation (OC) has been formed for the buildings to which the enquiries or requests relate.

- (3) As the two schemes were just fully implemented in June 2012, the BD has not yet instigated prosecution against any building owner or OC for failure to comply with the MBIS or MWIS statutory notices. Under the Buildings Ordinance, a fixed penalty notice must be served before prosecution may be instigated against non-compliance with a MWIS statutory notice. Up to 31 December 2014, a total of 43 fixed penalty notices had been issued against failure to comply with MWIS statutory notices.

**Compliance Status of MBIS Statutory Notices
(as at 31 December 2014)**

Districts	No. of MBIS Statutory Notices			
	Issued (a)	Discharged (b)	Not yet discharged (c)	Extension of time granted <small>Note 1</small> (d)
Central & Western	3 693	79	3 614	20
Eastern	5 392	4	5 388	7
Southern	679	18	661	4
Wan Chai	5 465	385	5 080	166
Kowloon City	6 002	99	5 903	78
Kwun Tong	822	97	725	6
Sham Shui Po	1 725	58	1 667	22
Wong Tin Sin	501	1	500	4
Yau Tsim Mong	4 494	211	4 283	30
Islands	513	3	510	0
Kwai Tsing	144	0	144	7
North	71	13	58	1
Sai Kung	37	0	37	1
Sha Tin	524	11	513	437
Tai Po	114	1	113	3
Tsuen Wan	262	0	262	0
Tuen Mun	1 228	4	1 224	0
Yuen Long	230	0	230	0
Total	31 96	984	30 912	786

Note 1: The figure is cumulative. In some of the notices therein, an extension of time was granted in the past and the inspection and/or repair works have subsequently been completed. These notices are concurrently included in (b). Other notices that were also granted an extension in the past but not yet discharged are concurrently included in (c).

**Compliance Status of MWIS Statutory Notices
(as at 31 December 2014)**

Districts	No. of MWIS Statutory Notices ^{Note 2}		
	Issued (a)	Discharged (b)	Not yet discharged (c)
Central & Western	19 777	3 226	16 551
Eastern	25 641	5 335	20 306
Southern	9 710	4 694	5 016
Wan Chai	16 678	3 245	13 433
Kowloon City	22 184	3 484	18 700
Kwun Tong	12 642	4 690	7 952
Sham Shui Po	12 358	1 829	10 529
Wong Tin Sin	7 822	2 321	5 501
Yau Tsim Mong	33 083	10 263	22 820
Islands	5 297	2 402	2 895
Kwai Tsing	10 723	2 177	8 546
North	4 075	976	3 099
Sai Kung	2 831	2 090	741
Sha Tin	12 913	4 119	8 794
Tai Po	4 663	1 671	2 992
Tsuen Wan	10 502	2 051	8 451
Tuen Mun	10 565	3 651	6 914
Yuen Long	6 424	1 457	4 967
Total	227 888	59 681	168 207

Note 2: As the BD does not maintain a list of MWIS statutory notices with extension of time granted due to the large volume of notices handled, we are not able to provide information on the notices that have been granted extension of time.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)246

(Question Serial No. 6081)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

- (1) Regarding issuing statutory directions to individual old-style buildings to require owners to carry out specified fire safety repairs or works for improving basic fire safety measures, how many directions have not been complied with to date? Please list the numbers of cases where statutory directions have not been complied with for one to three years, four to six years, seven to nine years and ten years or above after the specified time and the respective numbers of prosecutions;
- (2) has the department examined the reasons for non-compliance with the directions after the specified time? Will resources be redeployed to strengthen the assistance to owners in this connection; if so, what are the specific work plan and the estimated expenditure; if not, what are the reasons for that;
- (3) what were the numbers of requests for assistance or enquiries received by the department last year in this connection? How many of the buildings concerned did not have owners' corporations; and
- (4) in 2013-14 and 2014-15, how many cases are there that the Department has engaged consultants or works contractors to carry out the necessary works for the defaulters? What were the expenditure per year and the progress of recovering the costs?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 370)

Reply:

- (1) As at end 2014, statistics on compliance status of fire safety directions and fire safety improvement directions issued by the Buildings Department (BD) under the Fire Safety (Buildings) Ordinance (FS(B)O) and the Fire Safety (Commercial Premises) Ordinance (FS(CP)O) are tabulated below -

Type of buildings/ premises	Total no. of directions not yet discharged ¹	No. of directions not yet discharged after expiry for				No. of total prosecutions instigated ²
		1 to 3 years	4 to 6 years	7 to 9 years	10 years or above	
Composite buildings	35 456	21 882	7 397	0	0	32
Specified commercial buildings	6 574	1 631	1 294	1 802	1 39	40
Prescribed commercial premises	1 360	557	246	223	52	1

Note ¹ The number includes directions which have yet to expire.

Note ² The number only includes prosecutions in and after 2007 as the BD did not compile statistics on prosecutions before then.

(2) During the BD's enforcement, some building owners have expressed difficulties in completing the fire safety improvement works and complying with the directions within the specified timeframe. The main reasons quoted by building owners include -

- (a) they need more time to form owners' corporations (OCs) to co-ordinate the fire safety improvement works in the common parts of the buildings;
- (b) the fire safety improvement works are carried out with other building maintenance works in one go and the completion of the former is affected by the progress of the latter; and
- (c) they need more time to prepare alternative proposals for the fire safety improvement works to overcome practical difficulties.

In 2015-16, the BD will continue to take measures to encourage and render assistance to building owners in complying with the directions. These measures include -

- (a) working with the Home Affairs Department to assist building owners to form OCs;
- (b) offering technical advice through meetings with the building owners and their appointed consultants;
- (c) carrying out joint inspections with building owner's appointed consultants to explore possible ways to overcome site constraints hindering compliance with the directions;

- (d) in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority, providing technical and financial assistance to eligible building owners; and
- (e) enhancing public awareness of the importance of fire safety in old buildings through seminars and activities organised by District Fire Safety Committees and other organisations.

In 2015-16, the BD will maintain a dedicated Fire Safety Section of 126 professional, technical and clerical staff which will render assistance to building owners in complying with the directions as part of their overall duties. We are not able to provide a breakdown of the expenditure involved solely for this task.

- (3) The BD does not compile separate statistics on the requests for assistance or enquiries received concerning the compliance with the directions.
- (4) There is no provision in the FS(B)O and FS(CP)O empowering the BD to carry out the required fire safety improvement works in default of the building owners and to recover the cost of works from them. As such, in 2013-14 and 2014-15, no expenditure was involved in this regard.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)247

(Question Serial No. 6082)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

- (1) The Audit Commission published an audit report on “provision of public open space in private developments” in October 2014, making a number of criticisms about the work of the Buildings Department (BD). Has the BD followed up accordingly? What are the specific actions taken? If no follow-up actions have been taken, what are the reasons for that?
- (2) As regards the dedication of land within private developments for the provision of public facilities under a “deed of dedication”, did the Department receive any complaint about the related policy and its implementation, or discover any contravention of the requirements of the deed concerned during inspections initiated by the Department last year? Please provide the respective numbers of such cases, details of the complaints and contraventions, and the follow-up actions taken by the Department. If prosecutions were instigated, please provide the relevant details.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 371)

Reply:

- (1) The Government’s consolidated response to the Director of Audit’s report on provision of public open space in private developments (POSPDs) published in October 2014, including the follow-up actions taken/to be taken by the Buildings Department (BD), has been provided to the Public Accounts Committee of the Legislative Council in a letter dated 13 January 2015. Since then, the BD issued an internal instruction in February 2015 to ensure that the deed of dedication for new POSPDs under its purview will include the relevant POSPD Design Guidelines and Management Guidelines to improve the administration and management of POSPDs. In addition, the BD will continue to arrange regular inspections to prevent POSPDs under its purview from being occupied for private use.

(2) The BD will take enforcement action against misuse of public facilities under a deed of dedication. Apart from proactively inspecting the some 330 deed of dedication areas (DD Areas) on a quarterly basis, the BD also responds to reports from members of the general public and other government departments. In 2014, the quarterly inspections revealed irregularities in 27 DD Areas, namely floating obstructions in 23 DD Areas and unauthorised building works in four DD Areas. Separately, the BD received 14 reports in 2014, none of which was found substantiated. The details of the enforcement actions in respect of BD's proactive inspections are tabulated as follows -

Cases with Irregularities found in Proactive Inspections in 2014 (Position as of March 2015)	No. of cases
A. Floating obstructions	
(1) Obstruction removed voluntarily	2
(2) Obstruction removed after issue of warning letter	4
(3) Warning letter issued and removal action by BD contractor being arranged	8
(4) Warning letter to be issued	9
Total	23
B. Unauthorised building works	
(1) Removal order issued and prosecution instigated for non-compliance with the order	1
(2) Removal order issued and prosecution to be instigated	2
(3) Removal order issued and compliance inspection to be carried out	1
Total	4

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)248

(Question Serial No. 6083)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational Expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

1. Regarding the Joint Office (JO) established by the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD), please provide details of its work after its operation was made permanent including:
 - i. the number of seepage complaints received;
 - ii. the number of cases handled;
 - iii. the number of cases involving repeated complaints;
 - iv. the number of cases with sources of water seepage identified;
 - v. the number of cases with applications made to the Court for entry warrants to conduct investigation;
 - vi. the number of cases with applications for entry warrants to conduct investigation granted by the Court;
 - vii. the number of cases with nuisance notices issued;
 - viii. the number of cases prosecuted;
 - ix. the number of cases with nuisance orders issued by the Court; and
 - x. the number of cases convicted and the amount fined.
2. How many of those cases received before JO was made permanent have not yet been processed or the sources of water seepage have not yet been identified? What are the reasons for that?

3. What equipment or instruments for tests to identify the sources of water seepage does JO possess? Will JO consider upgrading its instruments or bringing in advanced instruments in the coming year, to enhance the efficiency and success rate in handling water seepage complaints? What are the details, such as the estimated expenditure?
4. Has the Department reviewed whether JO had sufficient manpower? If manpower will be increased in the coming year, please provide details of the staff establishment, ranks and the estimated expenditure.

Asked by: HON CHAN Ka-lok, Kenneth (Member Question No. 372)

Reply:

1. The statistics on water seepage reports received by the Joint Office (JO) set up by the Buildings Department (BD) and the Food and Environmental Hygiene Department, reports handled, results of investigation and enforcement actions taken in 2014 are tabulated below –

	Number of Cases in 2014
Reports received ⁽¹⁾	27 896
Reports handled ⁽²⁾	22 056
<ul style="list-style-type: none"> • Cases screened out⁽³⁾ 	10 961
<ul style="list-style-type: none"> • Cases with investigations concluded 	11 095
<ul style="list-style-type: none"> ➤ Seepage ceased during investigation 	4 146
<ul style="list-style-type: none"> ➤ Source of water seepage identified 	4 816
<ul style="list-style-type: none"> ➤ Source of water seepage could not be identified and investigation terminated. 	2 133
Entry warrants granted by the Court ^{(2),(4)}	74
Nuisance Notices issued ⁽²⁾	4 700
Prosecutions instigated ⁽²⁾	88
Nuisance Orders granted by the Court ⁽²⁾	31
Convictions ⁽²⁾	60
<ul style="list-style-type: none"> • Range of fines 	\$500 - \$7,000

Note⁽¹⁾: The JO does not compile statistics on the number of cases involving repeated complaints.

Note ⁽²⁾ : The figures do not necessarily correspond to the number of reports received in the same year.

Note ⁽³⁾ : These are cases such as unjustified cases and withdrawn cases, for which no investigation will be made by the JO.

Note ⁽⁴⁾ : The JO does not keep statistics on the number of applications made to the Court for entry warrants.

2. The JO does not compile statistics on the number of outstanding cases received before the JO was made permanent in April 2014. The handling time for investigating each individual case varies due to a number of factors, including the nature and complexity of the case and whether the relevant owners and occupants are cooperative.
3. The JO has engaged outsourced consultants who may make use of different methods and equipment in the investigation of the source of water seepage as part of their service. We are not able to provide breakdown of the expenditure spent solely on equipment. The JO keeps abreast of the latest technologies with a view to exploring more effective investigation methods in identifying the sources of water seepage in buildings. In recent years, new equipment such as infrared camera and microwave tomography scanning device has been deployed on a trial basis to facilitate identification of the sources of water seepage in complicated cases. A consultant has also been engaged to study the latest technological methods in identifying the source of water seepage in buildings. The study commenced in October 2014 and is expected to be completed in 18 months. The expenditure for the study is estimated to be \$4.5 million.
4. Same as in 2014-15, there will be 64 professional and technical staff from the BD in the JO in 2015-16. The BD will continue to keep in view the manpower situation of the JO.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)249

(Question Serial No. 3665)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Under this Programme, the authorities stated that there will be a net increase of 152 posts in 2015-16. Will the authorities inform this Committee of the titles, functions and the estimated annual expenditure on salaries of the 152 posts in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 74)

Reply:

The 152 non-directorate posts to be created in 2015-16 in the Buildings Department (BD) comprise nine professional posts (Building Surveyor/Structural Engineer posts), 24 technical posts (Survey Officer (Building)/Technical Officer (Structural) posts), 110 clerical posts and nine posts of other grades.

Among the 152 posts, three posts will be engaged in the handling of office relocation projects; 32 posts will be allocated to the Joint Offices set up by BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage; and the remaining 117 posts will be deployed to various sections/units of BD to strengthen the clerical and administrative support for their respective areas of work, including enforcement actions, plan processing, site monitoring and licensing matters.

The notional annual mid-point salary (NAMS) value of the 152 posts to be created in BD in 2015-16 is \$41,505,570.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)250****(Question Serial No. 4715)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

Under this Programme, will the Government inform this Committee:

- (1) among the removal orders issued by the authorities for unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) in the past two years, of the number of orders duly complied with, and of the number of cases with prosecution instigated in the end;
- (2) of the operational expenses, staff establishment and estimated expenditure on annual salaries for the specific task of controlling UBWs in NTEHs in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 115)

Reply:

- (1) The Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) in accordance with the Buildings Ordinance (Cap. 123) and the prevailing enforcement policy. The numbers of removal orders issued, removal orders complied with and prosecutions instigated associated with UBWs in NTEHs in the past two years are tabulated below –

Year	Number of removal orders issued	Number of removal orders complied with ⁽¹⁾	Number of prosecutions instigated ⁽¹⁾
2013	328	125	80
2014	454	234	79

Note ⁽¹⁾: The figures do not necessarily correspond to the number of removal orders issued in the same year.

- (2) The enforcement against UBWs in NTEHs is handled by the 37 professional and technical staff of the Village Houses Section (VHS) of the BD. In 2015-16, the VHS will continue to maintain the existing manpower and the estimated expenditure is \$39 million.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)251****(Question Serial No. 6577)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

In connection with suspected unlawful residential units, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 683)

Reply:

There is no clear definition of "unlawful residential units". Unauthorised structures on rooftops and subdivided flats (SDFs) used for domestic purpose are the most common types of structures under the Buildings Department (BD)'s enforcement actions.

Regarding unauthorised structures used for domestic purpose on rooftops, the BD takes enforcement action against such unauthorised building works (UBWs) through conducting large scale operations (LSOs) and investigating reports from members of the public or other government departments. While the BD does not have separate statistics on the number of tenants involved in prosecution/conviction cases and the number of inspections made, the number of prosecutions instigated by the BD against failure to comply with removal orders issued against UBWs on rooftops and the number of convictions from January 2010 to February 2015 are tabulated on geographical basis as follows -

District	January 2010 to February 2015	
	No. of prosecutions	No. of convictions ^(Note 1)
Central & Western	73	28
Wan Chai	44	25
Eastern	195	104
Southern	13	7
Kowloon City	151	54
Kwun Tong	151	51
Yau Tsim Mong	218	59

District	January 2010 to February 2015	
	No. of prosecutions	No. of convictions ^(Note 1)
Sham Shui Po	102	38
Wong Tai Sin	48	30
Islands	13	3
North	59	26
Sai Kung	78	27
Sha Tin	86	49
Tai Po	67	43
Tsuen Wan	119	41
Tuen Mun	57	24
Yuen Long	147	88
Kwai Tsing	50	23
Total	1 671	720

Note 1: The number of convictions does not necessarily correspond to the prosecutions instigated in the same period.

On SDFs, since April 2011, the BD has been taking enforcement action against irregularities of building works associated with SDFs mainly through LSOs. The BD does not have statistics on the number of tenants involved in prosecution/conviction cases. The number of SDFs inspected under LSOs, the number of prosecutions instigated by the BD against failure to comply with removal orders or discontinuation orders, and the number of convictions from April 2011 to February 2015 are tabulated on geographical basis as follows -

District	No. of SDFs inspected under LSOs	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders	No. of Convictions
Central and Western	91	2	2
Wan Chai	146	3	3
Eastern	224	3	0
Southern	50	0	0
Wong Tai Sin	125	1	0
Kwun Tong	394	8	4
Yau Tsim Mong	1 064	46	30
Sham Shui Po	1 392	127	82
Kowloon City	620	54	41
North	29	0	0
Sha Tin	71	1	0

District	No. of SDFs inspected under LSOs	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders	No. of Convictions
Tai Po	26	13	9
Tsuen Wan	129	2	1
Tuen Mun	42	0	0
Yuen Long	64	0	0
Kwai Tsing	156	0	0
Total	4 623	260	172

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)252****(Question Serial No. 6578)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

In connection with rooftop structures, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 684)

Reply:

The Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) on rooftops through conducting large scale operations and investigating reports from members of the public or other government departments. While the BD does not compile separate statistics on the number of tenants involved in prosecutions/conviction cases and the number of inspections made, the number of prosecutions instigated by the BD against failure to comply with removal orders issued against UBWs on rooftops and the number of convictions from January 2010 to February 2015 are tabulated on geographical basis as follows -

District	January 2010 to February 2015	
	No. of prosecutions	No. of convictions ^(Note 1)
Central & Western	73	28
Wan Chai	44	25
Eastern	195	104
Southern	13	7
Kowloon City	151	54
Kwun Tong	151	51
Yau Tsim Mong	218	59
Sham Shui Po	102	38
Wong Tai Sin	48	30
Islands	13	3

District	January 2010 to February 2015	
	No. of prosecutions	No. of convictions^(Note 1)
North	59	26
Sai Kung	78	27
Sha Tin	86	49
Tai Po	67	43
Tsuen Wan	119	41
Tuen Mun	57	24
Yuen Long	147	88
Kwai Tsing	50	23
Total	1 671	720

Note 1: The number of convictions does not necessarily correspond to the prosecutions instigated in the same period.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)253****(Question Serial No. 6579)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

In connection with industrial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 685)

Reply:

We take it that the question asks for information on sub-divided flats (SDF) used for domestic purpose in industrial buildings (IBs). Apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions to eradicate SDFs used for domestic purpose in IBs in an orderly and systematic manner through large scale operations (LSOs) since April 2012. The BD does not compile separate statistics on the number of tenants involved in prosecutions/conviction cases. The number of SDFs in IBs inspected under LSOs, the number of prosecutions instigated by the BD against failure to comply with removal orders or discontinuation orders, and the number of convictions from April 2012 to February 2015 are tabulated on geographical basis as follows -

District	No. of SDFs in IBs inspected under LSOs (Figures in brackets indicate the number of SDFs used for domestic purpose)	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders	No. of Convictions
Eastern	10 (0)	0	0
Southern	2 (0)	0	0
Wong Tai Sin	71 (1)	0	0
Kwun Tong	137 (2)	0	0
Yau Tsim Mong	83 (21)	0	0
Sham Shui Po	53 (0)	0	0

District	No. of SDFs in IBs inspected under LSOs (Figures in brackets indicate the number of SDFs used for domestic purpose)	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders	No. of Convictions
Kowloon City	43 (7)	14	12
Sha Tin	48 (0)	0	0
Tsuen Wan	53 (7)	13	9
Tuen Mun	21 (0)	0	0
Kwai Tsing	84 (0)	0	0
Total	605 (38)	27	21

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)254

(Question Serial No. 6580)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In connection with commercial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 686)

Reply:

The Buildings Department does not compile separate statistics on the number of inspections, prosecutions, court convictions and tenants involved in relation to commercial buildings that are used for domestic purpose.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)255****(Question Serial No. 6581)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

In connection with subdivided flats (SDFs), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 687)

Reply:

Apart from responding to reports on SDFs, the Buildings Department (BD) has been taking enforcement actions against irregularities of building works associated with SDFs in an orderly and systematic manner through large scale operations (LSOs) since April 2011. The BD does not have statistics on the number of tenants involved in prosecutions/conviction cases. The number of SDFs inspected under LSOs, the number of prosecutions instigated by the BD against failure to comply with removal orders or discontinuation orders, and the number of convictions from April 2011 to February 2015 are tabulated on geographical basis as follows -

District	No. of SDFs inspected under LSOs	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders	No. of Convictions
Central and Western	91	2	2
Wan Chai	146	3	3
Eastern	224	3	0
Southern	50	0	0
Wong Tai Sin	125	1	0
Kwun Tong	394	8	4
Yau Tsim Mong	1 064	46	30
Sham Shui Po	1 392	127	82
Kowloon City	620	54	41

District	No. of SDFs inspected under LSOs	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders	No. of Convictions
North	29	0	0
Sha Tin	71	1	0
Tai Po	26	13	9
Tsuen Wan	129	2	1
Tuen Mun	42	0	0
Yuen Long	64	0	0
Kwai Tsing	156	0	0
Total	4 623	260	172

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)256****(Question Serial No. 6582)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

Please provide the numbers of units classified by the Buildings Department as unlawful residential units (broken down by district and type) in the past five years and the number of residents involved.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 688)

Reply:

There is no clear definition of “unlawful residential units”. Unauthorised structures on rooftops and subdivided flats (SDFs) used for domestic purpose are the most common types of structures under the Buildings Department (BD)’s enforcement actions.

Regarding unauthorised structures used for domestic purpose on rooftops, the BD takes enforcement action against such unauthorised building works (UBWs) through conducting large scale operations (LSOs) and investigating reports from members of the public or other government departments. While the BD does not have statistics on the number of tenants involved in prosecution cases, the number of prosecutions instigated by the BD against failure to comply with removal orders issued against UBWs on rooftops from January 2010 to February 2015 are tabulated on geographical basis as follows -

District	January 2010 to February 2015
	No. of prosecutions
Central & Western	73
Wan Chai	44
Eastern	195
Southern	13
Kowloon City	151
Kwun Tong	151
Yau Tsim Mong	218
Sham Shui Po	102

District	January 2010 to February 2015
	No. of prosecutions
Wong Tai Sin	48
Islands	13
North	59
Sai Kung	78
Sha Tin	86
Tai Po	67
Tsuen Wan	119
Tuen Mun	57
Yuen Long	147
Kwai Tsing	50
Total	1 671

On SDFs, since April 2011, the BD has been taking enforcement actions against irregularities of building works associated with SDFs mainly through LSOs. While the BD does not have statistics on the number of tenants involved in prosecution cases, the number of prosecutions instigated by the BD against failure to comply with removal orders or discontinuation orders associated with SDFs from April 2011 to February 2015 are tabulated on geographical basis as follows -

District	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders
Central and Western	2
Wan Chai	3
Eastern	3
Southern	0
Wong Tai Sin	1
Kwun Tong	8
Yau Tsim Mong	46
Sham Shui Po	127
Kowloon City	54
North	0
Sha Tin	1
Tai Po	13
Tsuen Wan	2
Tuen Mun	0
Yuen Long	0
Kwai Tsing	0
Total	260

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)257****(Question Serial No. 6597)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

Regarding the "Assistance Programme of Relocation Allowance for Eligible Residents of Sub-divided Units in Industrial Buildings who Have to Move out as a result of the Buildings Department's Enforcement Action under the Community Care Fund", please provide a breakdown by district of the numbers of applications received, applications approved and the disbursements in the past three years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 731)

Reply:

For the "Relocation Allowance for Occupants Required to Move out of Sub-divided Units in Industrial Buildings due to Enforcement Action by the Buildings Department", the geographical distribution of applications received, applications approved and disbursements made since commencement of the scheme in December 2011 up to end February 2015 is tabulated as follows -

District	Number of applications received	Number of applications approved	Disbursements (HK\$)
Tsuen Wan	16	16	69,600
Kowloon City	11	11	43,600
Yau Tsim Mong	130	113	269,300
Kwun Tong	1	1	2,500
Total	158	141	385,000

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)258

(Question Serial No. 6096)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

1. The revised estimate for 2014-15 is lower than the original estimate by 1.4%. What are the reasons for that? What is the expenditure on projects or manpower involved?
2. The estimate for 2015-16 is higher than the revised estimate for 2014-15 by 7.2%. What are the reasons for that? What are the manpower and expenditure involved?
3. What were the details of the promotion of building safety in the past three years? What were the manpower and expenditure involved?
4. What are the types of services provided to owners and occupants in both existing and new private buildings? What are the manpower and expenditure involved?
5. What were the details of the regular or surprise inspection of buildings in the past three years? What was the manpower deployment involved?
6. How many applications were received in the past three years under the Operation Building Bright implemented in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority? What were the manpower and expenditure involved?
7. What were the details of the implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in the past three years? What were the manpower and expenditure involved?
8. How many reports on water seepage were received in the past three years? What were the manpower and expenditure involved? Did the authorities instigate any prosecution in this connection? What was the number and situation of such prosecutions?
9. Regarding the 650 buildings aged 30 years or above requiring mandatory inspection under the MBIS and the MWIS in 2015, what are the names of these buildings and the timetables for the related works? What are the manpower and expenditure involved?

10. What were the details of the publicity and public education campaign in the past three years? What were the manpower and expenditure involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 196)

Reply:

As the question comprises a number of independent sub-questions, separate headings are added to my reply below.

The revised estimate for 2014-15 and the estimate for 2015-16 (sub-questions 1 and 2)

The revised estimate for 2014-15 is lower than the original estimate by \$16.2 million (1.4%) which is mainly due to fewer mandatory inspection notices were served under the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) than originally estimated. Therefore, the expenditure in engaging outsourced consultants for the schemes is lower than the original estimate.

The estimate for 2015-16 is higher than the revised estimate for 2014-15 by \$83.4 million (7.2%) which is mainly due to the additional salaries and personnel-related expenses for the increase of 152 posts in 2015-16 and the full-year effect of posts created in 2014-15 (amounting to \$64.4 million), and the increase in provision for hire of services and professional fees (amounting to \$15.5 million).

Public education and publicity (PEP) activities (sub-questions 3 and 10)

The Buildings Department (BD) had undertaken, among others, the following public education and publicity (PEP) activities in the past three years to promote building safety and foster a building safety culture -

- (a) conducting briefings for the industry, students and the general public;
- (b) uploading relevant guidelines onto BD's website and the thematic website on building safety;
- (c) organising a large-scale publicity event, namely the Building Safety Week 2015, with a wide variety of activities in mid-March 2015, as well as roadshows, comic drawing competitions for students and photo competition for the general public;
- (d) launching a mobile application for the Minor Works Control system;
- (e) broadcasting Announcement in the Public Interests (APIs) on TV, radio, buses and trains; and
- (f) producing various short video films and broadcasting them, among others, on BD's website and during BD's events.

The total expenditure for the printing of publicity materials, producing and broadcasting APIs and short films, and employing outsourced contractors and service providers to carry out the PEP activities in 2012-13, 2013-14 and 2014-15 is about \$14.4 million, \$10.2 million and \$18.1 million respectively. The related work was handled by four professional and technical staff of the Public Education and Publicity Unit of the BD, and assisted by three Information Officer Grade staff of the Information Unit of the BD as part of their overall duties in handling media and publicity matters. We are unable to provide a breakdown of the manpower resources incurred solely for the work.

Services provided by the BD (sub-questions 4 and 5)

The services provided by the BD for private buildings include, among others, implementation of the MBIS and MWIS; removing danger and nuisances caused by unauthorised building works (UBWs) (including irregularities associated with sub-divided flats and unauthorised signboards), defective drain pipes and dangerous slopes; processing minor works submissions; responding to emergency and non-emergency reports; improving fire safety measures; providing advice on restaurants and places of public entertainment licence applications; and promoting proper and timely building repair and maintenance. The work related to the provision of the above services is mainly handled by the 883 professional and technical staff and 227 clerical and general grade staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD. The staff cost and departmental expenses involved in 2014-15 and 2015-16 are estimated to be \$499 million and \$512 million respectively.

The 883 professional and technical staff mentioned above are also responsible for the inspections of existing private buildings, either in response to reports received from members of the public and other government departments or through large scale operations. We are not able to provide a breakdown of the manpower resources involved solely for carrying out the inspections.

The Operation Building Bright (OBB) (sub-question 6)

The OBB is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety. There are two categories of buildings under the OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in the OBB. Category 2 target buildings are those that have difficulties in coordinating repair works, such as buildings without OCs. They do not need to apply for joining the OBB. There were a total of two rounds of applications for Category 1 target buildings under the OBB which were closed on 6 June 2009 and 24 December 2010 respectively, with a total of 1 678 applications received.

Category 1 target buildings are administered by the Hong Kong Housing Society and the Urban Renewal Authority. The manpower and associated expenditure for administering the Category 1 target buildings are absorbed by the two organisations.

MBIS and MWIS (sub-questions 7 and 9)

The MBIS and MWIS were fully implemented in June 2012. From 2012 to 2014, the BD had issued 31 896 and 227 888 statutory inspection notices under the MBIS and the MWIS respectively. A breakdown is tabulated below -

	MBIS Statutory Notices				MWIS Statutory Notices			
	2012	2013	2014	Total	2012	2013	2014	Total
No. of notices issued	0	14 359	17 537	31 896	2 767	119 178	105 943	227 888

In 2012 and 2013, the implementation of the MBIS and MWIS was carried out respectively by the 488 and 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Sections of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower or expenditure involved solely for the implementation of the MBIS and MWIS. As a result of centralisation of MBIS- and MWIS-related work in 2014, since then, the implementation of the two schemes has been solely carried out by the 110 professional and technical staff of the Mandatory Building Inspection Sections of the BD. The expenditure incurred by the Mandatory Building Inspection Sections is about \$105 million in 2014-15.

In 2015, 650 buildings will be selected for implementation of the MBIS and MWIS concurrently. As the selection has yet to be confirmed, we are not able to provide the names of the target buildings. It is estimated that the BD will issue pre-notification letters to these 650 target buildings in the second half of 2015 with statutory notices to follow in 2016. The work involved in the handling of the 650 target buildings will be carried out by 110 professional and technical staff of the Mandatory Building Inspection Sections of the BD as part of their overall duties in implementing the MBIS and MWIS. We are not able to provide a breakdown of the manpower or expenditure involved solely for handling these target buildings.

Reports on water seepage (sub-question 8)

The BD has set up a Joint Office (JO) with the Food and Environmental Hygiene Department to handle public reports on water seepage in private buildings. The number of reports received, reports handled, the results of investigation, prosecutions instigated and convictions in the past three years are tabulated below -

Number of Cases	2012	2013	2014
Reports received	27 353	28 504	27 896
Reports handled ⁽¹⁾	24 553	24 856	22 056
• Cases screened out ⁽²⁾	13 727	13 062	10 961
• Cases with investigations concluded	10 826	11 794	11 095
- Seepage ceased during investigation	4 810	4 766	4 146
- Source of water seepage identified	4 053	4 692	4 816
- Source of water seepage could not be identified and investigation terminated	1 963	2 336	2 133
Prosecution instigated ⁽¹⁾	70	96	88
Convictions ⁽¹⁾	52	50	60

Note ⁽¹⁾: The figures do not necessarily correspond to the number of reports received in the same year.

Note ⁽²⁾: There are cases such as unjustified cases and withdrawn cases, for which no investigation will be made by the JO.

In each of the past three years, there were 64 professional and technical staff from the BD in the JO. The expenditure incurred by the BD for the operation of the JO was \$44 million and \$47 million in 2012-13 and 2013-14 respectively. In 2014-15, the expenditure incurred is estimated to be \$54 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)259

(Question Serial No. 3421)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The authorities stated that the increase in the number of sub-divided flats inspected was due to the inclusion of inspections arising from individual reports on sub-divided flats in addition to the number of inspections under large scale operations as from 2014 onwards. In this connection, please inform this Committee:

- a. of the number of reports in 2014 and the number of such report with irregularities found during inspection;
- b. of the number of sub-divided flats inspected with irregularities of building works found, and of the most common irregularities found;
- c. of the number of sub-divided flats with irregularities that have not yet been rectified;
- d. whether the authorities have considered increasing manpower to speed up rectification of sub-divided flats and inspect more sub-divided flats; if so, of the details; if not, the reasons for that.

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 60)

Reply:

- a. The Buildings Department (BD) received about 6 000 reports on sub-divided flats (SDFs) in 2014 from members of the public or other government departments, among which the BD identified SDFs in 1 162 reports. Among these 1 162 reports, 101 SDFs have been found with building irregularities that have to be followed up by the issue of removal orders.

b&c. Apart from responding to reports, the BD also takes enforcement action against irregularities of building works associated with SDFs in an orderly and systematic manner through large scale operations (LSOs). In 2014, the BD inspected 2 218 SDFs in total. Of these 2 218 SDFs, 357 have been found with building irregularities which have to be followed up by the issue of removal orders. As at end February 2015, the irregularities in 34 of these 357 SDFs have been rectified.

The commonly found irregularities of building works associated with SDFs are the formation of unauthorised door openings that contravenes the fire-resisting construction requirements of the fire escape routes, the erection of partition walls that blocks the fire escape routes, sub-standard drainage works that result in water seepage and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

d. In 2014-15, the enforcement action against the irregularities of building works associated with SDFs is carried out by 378 professional and technical staff of the two Existing Buildings Divisions of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. Additional resources of 18 technical staff on non-civil service contract will be deployed to the two Existing Buildings Divisions in 2015-16 to assist in implementing the abovementioned programmes. We are not able to provide a breakdown of the additional manpower resources involved solely for carrying out enforcement action in relation to SDFs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)260

(Question Serial No. 3430)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The authorities stated that the number of buildings targeted for removal of unauthorised building works on rooftops, flat roofs, yards and lanes was reduced to 270 as resources would be redeployed to clear the backlog of outstanding removal orders. In this connection, please inform this Committee:

- (a) of the number of cases in the backlog of the outstanding removal orders, and of the categories into which they fall;
- (b) whether there is any plan to increase manpower or resources to speed up the work of clearing backlog of outstanding removal orders to cope with the workload this year; if so, of the increase in the number of staff and of the expenditure involved; if not, the reasons for that.

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 69)

Reply:

Since 2010, the Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes in an orderly and systematic manner through large scale operations (LSOs). The number of target buildings of LSOs was adjusted from 600 in 2013 to 200 and 270 in 2014 and 2015 respectively as manpower resources have been redeployed to clear the outstanding removal orders issued against UBWs.

My reply to the question is as follows -

- (a) As at the end of 2014, there were about 67 500 outstanding removal orders issued against UBWs in the whole territory. The BD does not compile separate statistics on the number of different types of UBWs involved in the removal orders.

- (b) The enforcement action against UBWs, including clearance of outstanding removal orders, is carried out by the existing resources of 620 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. Additional resources of 18 technical staff on non-civil service contract will be deployed to the two Existing Building Divisions in 2015-16. We are not able to provide a breakdown of the manpower resources involved solely for the clearance of outstanding removal orders.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)261

(Question Serial No. 3432)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In the past two years, the authorities did not fully meet the targets set for processing building plans and processing within 28 days applications for consent to commence building works. Again, the targets are only set at 90% this year. Will the authorities inform this Committee of the reasons for not meeting the targets, the improvement measures to be taken to meet the targets, and the expenditure involved?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 71)

Reply:

To facilitate applicants in obtaining approval, if an application can be approved subject to minor amendments or further particulars to be furnished, the Building Department (BD) allows the authorized person (AP) and registered structural engineer (RSE) to make such amendments or furnish the required particulars instead of rejecting the application. For the purpose of computing the processing time, before 1 November 2013, these cases were taken to be approved within the target time frame, regardless of the time taken by the AP and RSE to make such necessary amendments or furnish such required particulars. From 1 November 2013 onwards, such time incurred on the part of the AP and RSE has been taken into account in computing the processing time. Therefore, the actual performance in 2013 and 2014 as well as the planned targets in 2015 in processing building plans and consent to commence building works of less than 100% only reflect the revised methodology of computing the processing time.

To strengthen services in the approval of plans and related applications for private development projects, four new posts comprising one Building Surveyor, one Structural Engineer, one Survey Officer (Building) and one Technical Officer (Structural) will be created in the New Buildings Divisions of the BD in 2015-16. The above increase in manpower involves an expenditure of about \$1.8 million per annum. Furthermore, the BD has commenced a benchmarking exercise jointly with the industry on plan submission quality with a view to facilitating their preparation of plans for approval.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)262

(Question Serial No. 3433)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The authorities stated that the provision for 2015-16 was \$83.4 million (7.2%) higher than the revised estimate for 2014-15, which was mainly due to the increased provision for enhancing enforcement relating to building safety, including enforcement against unauthorised building works, large scale operations against sub-divided flats, and filling of vacancies. In this connection, will the authorities inform this Committee of the details and nature of the work for enhancing enforcement relating to building safety as well as the expenditure and number of staff involved?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 72)

Reply:

The additional provision of \$83.4 million is mainly for the creation of 152 new civil service posts (145 of which are to be converted from existing non-civil service contract (NCSC) positions) and 30 new NCSC positions in the Buildings Department (BD) in 2015-16.

The 152 civil service posts comprise nine professional posts (Building Surveyor/Structural Engineer posts), 24 technical posts (Survey Officer (Building)/Technical Officer (Structural) posts), 110 clerical posts and nine posts of other grades. Among the 152 posts, three posts will be engaged in the handling of office relocation projects; 32 posts will be allocated to the Joint Offices set up by the BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage; and the remaining 117 posts will be deployed to various sections/units of the BD to strengthen the clerical and administrative support for their respective areas of work, including enforcement actions, plan processing, site monitoring and licensing matters. As regards the 30 NCSC positions, they comprise 18 technical and 12 supporting staff who will be deployed to enhance the BD's building safety and maintenance enforcement programmes.

In 2015-16, the BD will continue to adopt a multi-pronged approach to enhance building safety. In particular, the BD will continue to take enforcement action against unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes; irregularities of building works associated with sub-divided flats; and unauthorised signboards in response to public reports and through its large scale operations (LSOs). The enforcement action against UBWs and the conduct of LSOs will be carried out by 638 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division, and the Minor Works and Signboard Control Section of the BD in 2015-16 as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)263

(Question Serial No. 3434)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The authorities stated that there would be a net increase of 152 posts in 2015-16 including conversion of existing non-civil service contract (NCSC) positions to civil service posts for the continued implementation of the initiatives in enhancing building safety. In this connection, will the authorities inform this Committee of the nature and scope of the work of the 152 posts, the number of those civil service posts that are converted from NCSC positions, and the expenditure involved?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 73)

Reply:

The 152 non-directorate posts to be created in 2015-16 in the Buildings Department (BD) comprise nine professional posts (Building Surveyor/Structural Engineer posts), 24 technical posts (Survey Officer (Building)/Technical Officer (Structural) posts), 110 clerical posts and nine posts of other grades. Among these 152 posts, 145 posts are to be converted from non-civil service contract positions.

Among the 152 posts, three posts will be engaged in the handling of office relocation projects; 32 posts will be allocated to the Joint Offices set up by BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage; and the remaining 117 posts will be deployed to various sections/units of BD to strengthen the clerical and administrative support for their respective areas of work, including enforcement actions, plan processing, site monitoring and licensing matters.

The notional annual mid-point salary (NAMS) value of the 152 posts to be created in BD in 2015-16 is \$41,505,570.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)264

(Question Serial No. 5669)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Will the Buildings Department (BD) inform this Committee:

- (1) of the reasons the number of New Territories exempted houses (NTEHs) surveyed in New Territories villages in 2014 decreased by 3 717 as compared with 2013; of the manpower deployed by the Buildings Department to carry out the survey in each of the past three years and the planned manpower for the coming year; (Page 72)
- (2) of the time needed to “process the 18 034 reporting forms received under the Reporting Scheme for unauthorised building works (UBWs) in NTEHs”; (Page 73)
- (3) of the estimated number of removal orders issued for UBWs in NTEHs this year?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 544)

Reply:

- (1) In 2013, the Buildings Department (BD) completed village by village survey of 8 927 New Territories exempted houses (NTEHs) to identify unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. First Round Targets). As the workload associated with follow-up enforcement action against the identified First Round Targets is substantial, the annual number of NTEHs to be targeted for survey in 2014 was adjusted to 5 000 to ensure that the enforcement action can be taken in a timely manner. The actual number of NTEHs surveyed in 2014 is 5 210.

Enforcement against UBWs in NTEHs is handled by the Village Houses Section (VHS) of the BD. In each of the past three years, i.e. 2012-13, 2013-14 and 2014-15, the VHS comprised 37 professional and technical staff. As survey of NTEHs and identification of First Round Targets are part of the overall duties of the VHS in tackling UBWs in NTEHs, we are not able to provide a breakdown of the staff establishment solely for these tasks. In 2015-16, the VHS will continue to maintain the existing manpower in implementing the enhanced enforcement strategy against UBWs in NTEHs.

- (2) The BD targets to complete the processing of the reporting forms received under the Reporting Scheme for UBWs in NTEHs by mid 2015.
- (3) In 2015, the estimated number of removal orders to be issued for UBWs in NTEHs is 350.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)265****(Question Serial No. 3818)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

Please provide the number of building works issued with removal orders that have not yet been complied with, grouped under the 18 District Council districts by duration, set out in the table below:

	No. of building works issued with removal orders that have not yet been complied with	No. of building works issued with removal orders less than one year ago (≤ 1 year) that have not yet been complied with	No. of building works issued with removal orders one to three years ago (> 1 year and ≤ 3 years) that have not yet been complied with	No. of building works issued with removal orders three to five years ago (> 3 years and ≤ 5 years) that have not yet been complied with	No. of building works issued with removal orders more than five years ago (> 5 years) that have not yet been complied with
Central & Western					
Wan Chai					
Eastern					
Southern					
Yau Tsim Mong					
Sham Shui Po					
Kowloon City					
Wong Tai Sin					
Kwun Tong					

Kwai Tsing					
Tsuen Wan					
Tuen Mun					
Yuen Long					
North					
Tai Po					
Sha Tin					
Sai Kung					
Islands					

Asked by: Hon MA Fung-kwok (Member Question No. 40)

Reply:

The number of unauthorised structures and irregularities issued with removal orders that have not yet been complied with and grouped under the 18 District Council districts by duration, as at end of 2014 is as follows -

District	Number of unauthorised structures/irregularities not yet removed/rectified (Note)				Total
	Under order served less than one year ago (<=1 year)	Under order served one to three years ago (>1 year and <=3 years)	Under order served three to five years ago (>3 years and <=5 years)	Under order served more than five years ago (>5 years)	
Central & Western	614	1 340	1 355	6 148	9 457
Wan Chai	893	1 393	1 291	3 218	6 795
Eastern	1 134	2 989	2 951	2 355	9 429
Southern	648	328	440	4 057	5 473
Yau Tsim Mong	1 676	3 972	4 208	8 589	18 445
Sham Shui Po	1 637	3 088	2 718	6 815	14 258
Kowloon City	2 537	1 695	2 113	6 882	13 227
Wong Tai Sin	491	1 184	401	299	2 375
Kwun Tong	2 494	3 964	2 159	1 795	10 412
Kwai Tsing	578	3 154	1 260	785	5 777
Tsuen Wan	714	764	4 550	2 642	8 670
Tuen Mun	285	1 759	576	671	3 291
Yuen Long	405	973	1 182	1 087	3 647
North	175	446	559	487	1 667
Tai Po	307	443	401	1 274	2 425

District	Under order served less than one year ago (<=1 year)	Under order served one to three years ago (>1 year and <=3 years)	Under order served three to five years ago (>3 years and <=5 years)	Under order served more than five years ago (>5 years)	Total
Sha Tin	229	308	745	1 499	2 781
Sai Kung	95	110	157	339	701
Islands	15	40	48	89	192
Total	14 927	27 950	27 114	49 031	119 022

Note : A removal order may involve more than one unauthorised structure/irregularity.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)266

(Question Serial No. 4343)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding the operation of the Joint Office (JO) set up by the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD), please inform this Committee:

1. of the number of staff in different grades and ranks in JO (including staff of FEHD) and the expenditure involved in 2015-16;
2. of the number of staff of the contractors hired by JO and the expenditure involved in 2015-16;
3. of the numbers of cases processed by JO in 2014, broken down into cases with the source of seepage identified and not identified, and the number of prosecution cases;
4. given that it was mentioned in the authorities' reply for the Examination of Estimates of Expenditure 2014-15 (Reply Serial no. DEVB(PL)338) that JO, with the assistance of the Hong Kong Applied Science and Technology Research Institute, was conducting a study on investigation methods for tracing the source of water seepage, of the findings of the study, the expenditure involved and the time when they can be put into service; and regarding continuing the consultancy study as stated under Matters Requiring Special Attention in 2015-16, of the expenditure involved in the study and its progress; and
5. of the reasons and justifications for conducting two consecutive studies on water seepage.

Asked by: Hon MA Fung-kwok (Member Question No. 51)

Reply:

1. In 2015-16, the operation of the Joint Office (JO) involves 64 professional and technical staff from the Buildings Department (BD) as well as 219 investigation staff from the Food and Environmental Hygiene Department (FEHD). The 64 BD staff comprise two Senior Professional Officers, 10 Professional Officers, 17 Technical Officers, 17 Survey Officers and 18 Buildings Safety Officers, whereas the 219 FEHD staff comprise 15 Senior Health Inspectors, 128 Health Inspectors and 76 Environmental Nuisance Investigators. The estimated expenditures for staffing provision and departmental expenses incurred by the BD and FEHD for the operation of the JO are \$30 million and \$81 million respectively.
2. In 2015-16, the estimated expenditure for engaging nine outsourced consultants to assist in conducting professional investigation on water seepage cases is \$25 million. The JO does not keep statistics on the number of staff employed by the consultants.
3. The statistics on water seepage reports received, cases handled and results of investigation in 2014 are tabulated below –

	Number of Cases in 2014
Reports received	27 896
Reports handled ⁽¹⁾	22 056
• Cases screened out ⁽²⁾	10 961
• Cases with investigations concluded	11 095
- Seepage ceased during investigation	4 146
- Source of water seepage identified	4 816
- Source of water seepage could not be identified and investigation terminated	2 133
Prosecutions instigated ⁽¹⁾	88

Note ⁽¹⁾: The figures do not necessarily correspond to the number of reports received in the same year.

Note ⁽²⁾: There are cases such as unjustified cases and withdrawn cases, for which no investigation will be made by the JO.

4. & 5. The study being conducted by the JO with the assistance of the Hong Kong Applied Science and Technology Research Institute (HKASTRI) aims to explore the feasibility of using real-time monitoring technique in tracing the source of water seepage. This study involves the application of an advanced technology in the field of water seepage investigation. After experiential trials in the laboratory, the JO will have to conduct field tests on the performance of such technology. It is premature to assess the completion date of the study at this stage. The expenditure of the study is absorbed by the existing resources of the JO and the JO does not provide any funding to the HKASTRI.

On the other hand, the JO has engaged a consultant to conduct a study on the latest technological methods for identifying the source of water seepage in buildings, which is different from the study being conducted by the JO with the assistance of HKASTRI mentioned above. The consultancy study will research on technological matters both locally and overseas, together with the carrying out of field tests on selected cases. It will also assess and recommend the most suitable testing methods for use in private buildings as well as formulating technical guidelines for the JO. The study commenced in October 2014 and is expected to be completed in 18 months. The estimated expenditure is \$4.5 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)267

(Question Serial No. 3718)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

The rule of law is one of the themes of this year's Policy Address. To fully implement the policy objective, will the authorities inform this Committee:

- (1) of the total number of prosecution cases of unauthorised building works (UBWs) in New Territories village houses (NT village houses) in the previous year and the fines involved;
- (2) of the change in expenditure involved in the prosecution against UBWs in NT village houses this year.

Asked by: Hon MO Claudia (Member Question No. 68)

Reply:

- (1) In 2014, there were 79 prosecutions instigated against the owners of New Territories exempted houses (NTEHs) for failure to comply with removal orders against unauthorised building works (UBWs). In the same period there were 47 convictions and the total amount of fines is \$356,772. As there is a lapse of time between the serving of summons and adjudication by the Court, the convictions may not correspond to the prosecutions instigated in 2014.
- (2) In 2015-16, the work associated with prosecutions against UBWs in NTEHs will continue to be handled by the existing resources of 46 professional and technical staff of the Legal Services Section (LSS) of the Buildings Department (BD) as part of their overall duties in dealing with all prosecutions and disciplinary proceedings arising from the enforcement work of the BD. We are not able to provide a breakdown of the staff establishment and related expenditure solely for prosecutions instigated against UBWs in NTEHs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)268****(Question Serial No. 3595)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

In 2015-2016, what are the estimated manpower and departmental expenditure for the Joint Office (JO) of the Food and Environmental Hygiene Department and the Buildings Department (BD) responsible for co-ordinating reports on water seepage, and what are the details of engaging outsourced consultants? What are the percentage changes as compared with 2014-2015?

In 2014-2015, regarding the service of outsourced consultants which cost \$244,000, how many suspected water seepage cases were investigated? What was the cost of investigation per case?

What are the estimated percentage changes of the above provision, number of cases investigated and cost in the financial year of 2015-2016?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 54)

Reply:

The staff establishment and the expenditures of the Buildings Department for the operation of the Joint Office (JO) with the Food and Environmental Hygiene Department in 2014-15 and 2015-16 are tabulated below -

	2014-15	2015-16	Change (%)
Number of professional and technical staff	64	64	0%
Staff cost and departmental expenses (\$ million)	28 (estimated)	30 (estimated)	+7.1%
Expenditure for engaging outsourced consultants (\$ million)	26 (estimated)	25 (estimated)	-3.9%

In general, there are three stages in the investigation of a water seepage case conducted by the Joint Office (JO). Stage I (confirming the existence of water seepage nuisance) and Stage II (initial investigation) are carried out by the staff of the JO. Where the source of seepage cannot be identified in Stage II, Stage III (professional investigation) will be required. In Stage III, an outsourced consultant is engaged to assist in conducting detailed investigation including the carrying out of water ponding test, water spray test, etc. to identify the source of seepage. The staff of the JO act as the overall coordinator in Stage III and undertake subsequent enforcement actions, such as issuing nuisance notice and instigating prosecutions.

The JO does not compile separate statistics on the number of cases concluded at different stages of investigation or the number of cases involving outsourced consultants. Therefore the JO is not able to provide the investigation cost of different cases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)269

(Question Serial No. 3596)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In 2014-2015, how many suspected water seepage cases did the Joint Office (JO) of the Food and Environmental Hygiene Department and the Buildings Department responsible for co-ordinating reports on water seepage investigate on its own? What was the investigation cost per case?

In 2015-2016, what are the criteria adopted by the JO for assessing which suspected water seepage cases are suitable for outsourcing to consultants for investigation?

What is the difference between the investigation cost of an outsourced case and a case investigated by the JO itself?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 60)

Reply:

In general, there are three stages in the investigation of a water seepage case conducted by the Joint Office (JO). Stage I (confirming the existence of water seepage nuisance) and Stage II (initial investigation) are carried out by the staff of the JO. Where the source of seepage cannot be identified in Stage II, Stage III (professional investigation) will be required. In Stage III, an outsourced consultant is engaged to assist in conducting detailed investigation including the carrying out of water ponding test, water spray test, etc. to identify the source of seepage. The staff of the JO act as the overall coordinator in Stage III and undertake subsequent enforcement actions, such as issuing nuisance notice and instigating prosecutions.

As explained above, the staff of the JO are involved in the investigation of all water seepage reports. However, the JO does not compile separate statistics on the number of cases concluded at different stages of investigation or the number of cases involving outsourced consultants. Therefore the JO is not able to provide the investigation cost of different cases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)270

(Question Serial No. 3597)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

In the reply it gave last year, the Buildings Department stated that the operation of its Joint Office with the Food and Environmental Hygiene Department to handle public reports about water seepage problems would be made permanent in 2014-2015. In addition, of the 64 non-civil service contract positions in the Buildings Department at that time, 17 were converted to civil service posts. Why did it still need to spend \$24 million on engaging outsourced consultants in 2014-2015?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 61)

Reply:

In general, there are three stages in the investigation of a water seepage case conducted by the Joint Office (JO). Stage I (confirming the existence of water seepage nuisance) and Stage II (initial investigation) are carried out by the staff of the JO. Where the source of seepage cannot be identified in Stage II, Stage III (professional investigation) will be required. In Stage III, an outsourced consultant is engaged to assist in conducting detailed investigation including the carrying out of water ponding test, water spray test, etc. to identify the source of seepage. The staff of the JO act as the overall coordinator in Stage III and undertake subsequent enforcement actions, such as issuing nuisance notice and instigating prosecutions.

As the operation of the JO has been made permanent since April 2014, 17 non-civil service contract positions from the Buildings Department in the JO were converted to civil service posts in 2014-15. However, the conversion will not affect the engagement of outsourced consultants by the JO for Stage III (professional investigation) of the investigation of water seepage cases.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)271****(Question Serial No. 3397)**

Head: (82) Buildings Department

Subhead (No. & title): (000) Operational expenses

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

Regarding the engagement of outsourced workers, please provide the following information:

	2014-15 (latest position)
Number of outsourced service contracts	()
Total expenditure for outsourced service providers	()
Duration of service of each outsourced service provider	()
Number of outsourced workers engaged through outsourced service providers	()
Distribution of the positions held by outsourced workers (e.g. customer service, property management, security, cleansing and information technology)	
Monthly salary range of outsourced workers	
• \$30,001 or above	()
• \$16,001 to \$30,000	()
• \$8,001 to \$16,000	()
• \$6,501 to \$8,000	()
• \$6,240 to \$6,500	()
• under \$6,240	()
Length of service of outsourced workers	
• over 15 years	()
• 10 to 15 years	()
• 5 to 10 years	()
• 3 to 5 years	()
• 1 to 3 years	()
• under 1 year	()
Percentage of outsourced workers against the total number of staff in the Department	()

Percentage of expenditure for outsourced service providers against the total staff costs of the Department	()
Number of staff who received severance payment/long service payment/contract gratuity	()
Amount of severance payment/long service payment/contract gratuity paid	()
Number of staff with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to the Mandatory Provident Fund (MPF)	()
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	()
Number of staff with paid meal break	()
Number of staff without paid meal break	()
Number of staff working 5 days per week	()
Number of staff working 6 days per week	()

Figures in () denote percentage changes compared with the same period in 2013-14

Asked by: Hon WONG Kwok-hing (Member Question No. 42)

Reply:

The Buildings Department employs outsourced services in office cleansing, security and maintenance of engineering systems and equipment. The requested information as at 31 January 2015 is provided in the tables below.

(a) Number of outsourced service contracts

2014-15 (as at 31.1.2015)
4 (+33%)

(b) Total expenditure for outsourced service providers (in million)

2014-15 (as at 31.1.2015)
\$1.489 (+7%)

(c) Duration of outsourced service contracts

Duration of service	2014-15 (as at 31.1.2015) Number of contracts
6 months or less	0 (0%)
Over 6 months to 1 year	2 (+100%)
Over 1 year to 2 years	1 (-50%)
Over 2 years	1 (+100%)
Total:	4 (+33%)

(d) Number of outsourced workers engaged through outsourced service providers

2014-15 (as at 31.1.2015)
25 (+13.6%)

Note: Both full time and part time workers are included.

(e) Work nature of outsourced workers

Nature of service contracts	2014-15 (as at 31.1.2015) Number of workers
Security	1 (0%)
Cleansing	16 (+14.3%)
Maintenance of engineering systems and equipment	8 (+14.3%)
Total:	25 (+13.6%)

(f) Salaries and length of service of outsourced workers

We do not have information on the remuneration package and years of service of outsourced workers who are employees of the contractors. From time to time, the contractors may arrange replacement of outsourced workers during the contract period for different reasons or assign different workers to perform a certain type of task such as maintenance of equipment upon receipt of service call.

(g) Percentage of outsourced workers against the total number of staff in the Department

2014-15 (as at 31.1.2015)
1.4% (+0.1%)

(h) Percentage of expenditure for outsourced service providers against the total staff costs of the Department

2014-15 (as at 31.1.2015)
0.2% (0%)

(i) Details of severance payment/long service payment/contract gratuity of outsourced workers

The outsourced workers are employees of the contractors. The number of outsourced workers who received severance payment/long service payment/contract gratuity offset against the employer's contributions under the Mandatory Provident Fund and the amount and details of the payment are arranged by the employers of the outsourced workers. These are governed by the employment contract between the two parties and we do not have the relevant information.

(j) Paid meal break for outsourced workers

The outsourced workers are employees of the contractors, and whether meal breaks are paid is governed by the employment contract between the two parties. We do not have the relevant information.

(k) Working days of outsourced workers

	2014-15 (as at 31.1.2015) Number of workers
5 working days or less per week	25 (+13.6%)
More than 5 working days per week	0 (0%)
Total:	25 (+13.6%)

Figures in () denote percentage changes compared with the same period in 2013-14

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)272****(Question Serial No. 3398)**

Head: (82) Buildings Department

Subhead (No. & title): (000) Operational expenses

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

Regarding the engagement of agency workers, please provide the following information:

	2014-15 (latest position)
Number of contracts with employment agencies	()
Contract sum paid to each employment agency	()
Duration of service of each employment agency	()
Number of agency workers	()
Distribution of the positions held by agency workers	
Monthly salary range of agency workers	
• \$30,001 or above	()
• \$16,001 to \$30,000	()
• \$8,001 to \$16,000	()
• \$6,501 to \$8,000	()
• \$6,240 to \$6,500	()
• under \$6,240	()
Length of service of agency workers	
• over 15 years	()
• 10 to 15 years	()
• 5 to 10 years	()
• 3 to 5 years	()
• 1 to 3 years	()
• under 1 year	()
Percentage of agency workers against the total number of staff in the Department	()
Percentage of expenditure for employment agencies against the total staff costs of the Department	()
Number of staff who received severance payment/long service payment/contract gratuity	()

Amount of severance payment/long service payment/contract gratuity paid	()
Number of staff with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to the Mandatory Provident Fund (MPF)	()
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	()
Number of staff with paid meal break	()
Number of staff without paid meal break	()
Number of staff working 5 days per week	()
Number of staff working 6 days per week	()

Figures in () denote percentage changes compared with the same period in 2013-14

Asked by: Hon WONG Kwok-hing (Member Question No. 43)

Reply:

The information in respect of engagement of agency workers is set out below. It excludes services provided under term contracts centrally administered by the Office of the Government Chief Information Officer.

(a) Number of contracts with employment agencies

2014-15 (as at 28.2.2015)
7 (+600%)

(b) Contract sum and duration of services

Contract sum	2014-15 (as at 28.2.2015)
	Number of contracts
Less than \$0.5 million	0 (0%)
\$0.5 million to \$1 million	0 (0%)
Over \$1 million	7 (+600%)
Total:	7 (+600%)

Duration of services	2014-15 (as at 28.2.2015) Number of contracts
6 months or less	0 (0%)
Over 6 months to 1 year	7 (+600%)
Over 1 year to 2 years	0 (0%)
Over 2 years	0 (0%)
Total:	7 (+600%)

(c) Number and job categories of workers

	2014-15 (as at 28.2.2015)
Number of workers	105 (+600%)

Job categories of workers*	2014-15 (as at 28.2.2015) Number of workers
Backend office support	105 (+600%)
Total:	105 (+600%)

Note:

* Agency workers are generally referred to as temporary staff and are not assigned any specific post titles.

(d) Monthly salary range of agency workers

We require the employment agencies to state the lowest wage they will pay to their employees. Since May 2011, we have specified in the contracts that, for the whole duration of the concerned service contracts, the employment agencies must pay their agency workers wages no less than the average monthly wages for “General Workers (all selected industries)” as published in the December 2010 edition of Census and Statistics Department’s Quarterly Report of Wage and Payroll Statistics at the time when tenders are invited. For the period from April 2014 to February 2015, the minimum monthly wages specified in the contract is \$8,352. Furthermore, upon the implementation of the Statutory Minimum Wage with effect from 1 May 2011, employment agencies are also obliged by law to comply with other applicable requirements of the Minimum Wage Ordinance (Cap. 608). Nevertheless, we do not keep information on the wage that each agency worker is receiving.

(e) Length of service of agency workers

An employment agency may arrange any of their employees who meet our requirements to work in the Department or arrange replacement of agency workers during the contract period for different reasons. Therefore, we do not have information on the years of service of agency workers who are employees of the employment agencies and are at the disposal of the latter.

(f) Percentage of agency workers against the total number of staff in the Department

2014-15 (as at 28.2.2015)
5.5% (+4.7%)

(g) Percentage of expenditure to employment agencies against the total staff costs of the Department

2014-15 (as at 28.2.2015)
0.4% (0%)

(h) Details of severance payment/long service payment/contract gratuity of agency workers

The agency workers are employed by the employment agencies. The number of agency workers who received the severance payment/long service payment/contract gratuity and who received severance payment/long service payment/contract gratuity offset against the employer's contributions under the Mandatory Provident Fund and the amount and details of the payment are arranged by the employers of the agency workers and are governed by the employment contract between the two parties. We do not have the relevant information.

(i) Paid meal break for workers

The agency workers are employed by the employment agencies, and whether the meal break is paid or not is governed by the employment contract between the two parties. We do not have the relevant information.

(j) Number of working days per week for workers

	2014-15 (as at 28.2.2015)
Number of workers working 5 days or less per week	105 (+600%)
Number of workers working 6 days per week	0 (0%)
Total:	105 (+600%)

Figures in () denote percentage changes compared with the same period in 2013-14

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)273****(Question Serial No. 3399)**

Head: (82) Buildings Department

Subhead (No. & title): (000) Operational Expenses

Programme: (1) Buildings and Building works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2014-15 (latest position)
Number of NCSC staff	()
Distribution of the positions held by NCSC staff	
Total expenditure on salaries for NCSC staff	()
Monthly salary range of NCSC staff	
• \$30,001 or above	()
• \$16,001 to \$30,000	()
• \$8,001 to \$16,000	()
• \$6,501 to \$8,000	()
• \$6,240 to \$6,500	()
• under \$6,240	()
Length of service of NCSC staff	
• over 15 years	()
• 10 to 15 years	()
• 5 to 10 years	()
• 3 to 5 years	()
• 1 to 3 years	()
• under 1 year	()
Number of NCSC staff successfully appointed as civil servants	()
Percentage of NCSC staff against the total number of staff in the Department	()
Percentage of staff costs for NCSC staff against the total staff costs of the Department	()
Number of staff who received severance payment/long service payment/contract gratuity	()

Amount of severance payment/long service payment/contract gratuity paid	()
Number of staff with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to the Mandatory Provident Fund (MPF)	()
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	()
Number of staff with paid meal break	()
Number of staff without paid meal break	()
Number of staff working 5 days per week	()
Number of staff working 6 days per week	()

Figures in () denote percentage changes compared with the same period in 2013-14

Asked by: Hon WONG Kwok-hing (Member Question No. 44)

Reply:

Information on the employment of full-time non-civil service contract (NCSC) staff is provided below.

(a) Number and job nature of NCSC staff

	2014-15 (as at 31 December 2014)
Professional	43 (-46%)
Technical & inspectorate	91 (-51%)
General administration	139 (-13%)
Total:	273 (-36%)

(b) Total expenditure on salary for NCSC staff

2014-15 (as at 31 December 2014)
\$60.436M (-31%)

(c) Salaries and length of service of NCSC staff

	2014-15 (as at 31 December 2014)
\$30,001 or above	44 (-47%)
\$16,001 to \$30,000	103 (-47%)
\$8,001 to \$16,000	126 (-16%)
\$6,501 to \$8,000	0 (0%)
\$6,240 to \$6,500	0 (0%)
below \$6,240	0 (0%)

	2014-15 (as at 31 December 2014)
More than 15 years	1 (+100%)
10 - 15 years	40 (+11%)
5 - 10 years	50 (-48%)
3 - 5 years	54 (+238%)
1 - 3 years	92 (-47%)
Less than 1 year	36 (-65%)
Total:	273 (-36%)

(d) Number of NCSC staff appointed as civil servant^{Note}

2014-15 (as at 31 December 2014)
101 (+166%)

Note:

- NCSC staff who successfully joined the civil service were recruited through an open, fair and competitive process.
- Four recruitment exercises had been completed by the end of December 2014. The appointment arrangement of various grades of civil servant is still in progress.

(e) Percentage of NCSC staff against the total staff in the Department

2014-15 (as at 31 December 2014)
18% (-44%)

(f) Percentage of staff costs for NCSC staff against the total staff costs in the Department

2014-15 (as at 31 December 2014)
10% (-33%)

(g) Number of staff who received contract gratuity:

2014-15 (as at 31 December 2014)
281 (+38%)

(h) Amount of contract gratuity paid:

2014-15 (as at 31 December 2014)
\$5.332M (+18%)

(i) Number of staff with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF:

The number of staff with severance payment/long service payment offset by the employer's contributions under the MPF Scheme is zero. The number of NCSC staff whose contract gratuity has been offset against the employer's contributions under the MPF Scheme is as follows:

2014-15 (as at 31 December 2014)
281(+38%)

(j) Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF

The sum of severance payment/long service payment offset by the employer's contributions under the MPF Scheme is \$0. The sum of contract gratuity offset against the employer's contributions under the MPF Scheme is as follows:

2014-15 (as at 31 December 2014)
\$2.715M (-25%)

(k) Paid meal break for NCSC staff

	2014-15 (as at 31 December 2014)
Paid meal break [#]	273 (-36%)
Unpaid meal break	0 (0%)
Total:	273 (-36%)

NCSC staff are normally required to work for 44 hours per week, including meal break of one hour per day.

(I) **Number of working day per week for NCSC staff**

	2014-15 (as at 31 December 2014)
Working 5 days per week	273 (-36%)
Working 6 days per week	0 (0%)
Total:	273 (-36%)

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)274

(Question Serial No. 4323)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

As stated in the Programme, the Buildings Department (BD) had completed survey of 5 210 New Territories exempted houses (NTEHs) to identify unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (First Round Targets) for priority enforcement action. Please inform this Committee:

1. of the number of UBWs in these NTEHs the BD considers actionable;
2. of the respective number of UBWs in each of the districts with actionable UBWs;
3. of the number of compliance cases among the 454 removal orders issued for UBWs in NTEHs last year, and of any follow-up action regarding the outstanding removal orders;
4. of the respective manpower and expenditure estimated for the inspection and the removal of UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety in 2014-15;
5. of the manpower and expenditure estimated for the removal of UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety in 2015-16.

Asked by: Hon WU Chi-wai (Member Question No. 76)

Reply:

- 1.&2. Breakdown of the 5 210 New Territories exempted houses (NTEHs) surveyed under the large scale operation (LSO) to identify First Round Targets (i.e. unauthorised building works that constitute serious contravention of the law and pose higher potential risks to building safety) for priority enforcement action by the nine administrative districts of the New Territories is tabulated below –

District	Number of NTEHs surveyed	Number of NTEHs with suspected First Round Targets	Number of removal orders issued
Islands	286	9	0
Kwai Tsing	74	23	0
North	1 050	57	0
Sai Kung	556	104	0
Sha Tin	388	92	0
Tai Po	532	51	0
Tsuen Wan	449	73	9
Tuen Mun	969	107	59
Yuen Long	906	70	0
Total	5 210	586	68

While BD is still processing the cases with suspected First Round Targets, 68 removal orders have been issued so far.

3. With regard to the 454 removal orders issued against unauthorised building works (UBWs) in NTEHs in 2014, 67 orders have been discharged. For the remaining removal orders, if the owners fail to comply with the orders without any reasonable excuse, BD will consider instigating prosecution against the owners.
4. The Village Houses Section (VHS) of BD comprising 37 professional and technical staff is responsible for implementing the enhanced enforcement strategy against UBWs in NTEHs. As inspection and taking enforcement action against the First Round Targets are part of their overall duties, we are not able to provide a breakdown of the manpower and expenditure solely for these tasks. The estimated expenditure incurred by VHS in 2014-15 is \$39 million.
5. In 2015-16, the enforcement action against the First Round Targets in NTEHs will continue to be carried out by 37 professional and technical staff of the VHS and the estimated expenditure is \$39 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)275

(Question Serial No. 4324)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

Regarding the inspection of buildings with sub-divided flats and the enforcement actions taken as stated in the Programme, please inform this Committee:

- 1) of the number of unauthorised sub-divided flats in the 308 buildings inspected in 2014-15;
- 2) of the details of the above 308 buildings, broken down by district and building type;
- 3) of the details of enforcement actions against the unauthorised sub-divided flats including the number of removal operations carried out; and of the number of prosecutions instigated under the Buildings Ordinance (Cap. 123) or other legislation and the number of convictions;
- 4) of the estimated expenditure and manpower for handling matter relating to sub-divided flats in 2015-16; and of the estimated number of buildings targeted for inspection in 2015-16.

Asked by: Hon WU Chi-wai (Member Question No. 77)

Reply:

- (1) & (2) The Buildings Department (BD) takes enforcement action against irregularities of building works associated with sub-divided flats (SDFs) in an orderly and systematic manner through large scale operations (LSOs). In 2014, there were 308 buildings targeted under LSOs. The geographical distribution and type of the 308 target buildings and the number of SDFs inspected in 2014 are tabulated as follows -

District	No. of domestic/ composite Target Buildings	No. of industrial Target Buildings	No. of SDFs inspected in 2014*
Central and Western	21	0	471
Wan Chai	19	0	87
Eastern	12	0	61
Southern	2	0	8
Wong Tai Sin	12	0	4
Kwun Tong	16	13	111
Yau Tsim Mong	54	9	366
Sham Shui Po	51	4	156
Kowloon City	54	0	625
North	4	0	13
Sha Tin	3	0	9
Tai Po	9	0	50
Sai Kung	0	0	1
Tsuen Wan	2	5	108
Tuen Mun	0	7	8
Yuen Long	10	0	62
Kwai Tsing	1	0	78
Total	270	38	2 218

* The figures include inspections in response to individual reports on SDFs. They do not necessarily correspond to the buildings targeted in the same year.

- 3) Among the 2 218 SDFs inspected in 2014, 357 have been found with building irregularities which have to be followed up by the issue of removal orders. In the same year, 73 prosecutions were instigated against failure to comply with the removal orders associated with SDFs and the number of convictions was 95. As there is a lapse of time between the issue of an order, serving of summonses and adjudication by the court, the figures do not necessarily correspond to each other.
- 4) In 2015-16, the enforcement action against SDFs under LSOs will be carried out by 396 professional and technical staff in the two Existing Buildings Divisions of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources involved solely for handling LSOs on SDFs. LSOs on SDFs in 2015 will cover 330 target buildings comprising 270 domestic/composite buildings and 60 industrial buildings.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)276****(Question Serial No. 4325)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HUI Siu-wai)

Director of Bureau: Secretary for Development

Question:

Regarding "Signboard Control System" under the Programme, please inform this Committee:

- 1) whether all the unauthorised signboards removal orders issued in 2013 and 2014 have been complied with; if not, what follow-up action will be taken by the Buildings Department regarding outstanding orders;
- 2) of the number of prosecutions instigated against unauthorised signboards and the number of convictions in the past three years;
- 3) regarding "continue the LSO on removal of large unauthorised signboards and the LSO on removal of signboards that are not validated on target buildings or target streets", of the respective numbers of target buildings and target streets in each of the 18 districts.

Asked by: Hon WU Chi-wai (Member Question No. 78)

Reply:

- 1) The numbers of removal orders against unauthorised signboards issued and complied with in 2013 and 2014 are as follows -

Year	Number of removal orders issued	Number of removal orders complied with ^{Note}
2013	523	320
2014	349	99
Total	872	419

Note: The figures do not necessarily correspond to the number of removal orders issued in the same year.

Regarding the outstanding removal orders, the Buildings Department (BD) will continue to monitor the progress of removal and issue warning letters to the signboard owners to urge them to comply with the removal orders. Prosecutions may be instigated if the owners fail to comply with the orders without any reasonable excuse after the issue of warning letters. Furthermore, if the signboards become dangerous, the BD will engage government contractors to carry out the required works in the owners' default and recover the cost of such works, plus supervision charge and surcharge from the owners afterwards.

- 2) In the past three years, the BD instigated 101 prosecutions against failure to comply with the removal orders on unauthorised signboards and there were 77 convictions. As there is a lapse of time between instigation of prosecution and adjudication by the court, the number of convictions does not necessarily correspond to that of the prosecutions instigated in the period.
- 3) In 2015-16, the BD will continue to carry out large scale operations on removal of unauthorised signboards on target buildings or target streets. As the list of target buildings and target streets has not yet been finalised, we are not able to provide the details at this stage.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)277

(Question Serial No. 3668)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): (-) Not Specified
Programme: (8) Advice on Development Proposals
Controlling Officer: Director of Civil Engineering and Development (C K HON)
Director of Bureau: Secretary for Development

Question:

Can the Government advise this Committee:

- (1) Under this programme, how many times did the Government provide advice at the request of private developers in 2014-15? What were the names of the private developers involved?
- (2) Of the advice provided to other government departments in 2014-15, how many times involved the support for re-zoning greening belt sites into residential sites or commercial sites?
- (3) What are the operating expenses, establishment, estimated annual expenditure respectively involved in programme (8) in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No.77)

Reply:

- (1) CEDD does not provide advice to private developers.
- (2) In 2014, the CEDD provided comments and advice to other government departments, including the Buildings Department, Lands Department and Planning Department, on about 2 700 proposals involving both public and private developments, and the town planning process, preparation of planning briefs, building plan submissions, etc. We do not keep a breakdown of the proposals by types.
- (3) For programme (8), the estimated financial provision in 2015-16 is \$34.1 million. The number of staff involved is 42 as at 31 March 2016.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)278

(Question Serial No. 3470)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (C K HON)
Director of Bureau: Secretary for Development

Question:

Regarding the continuation of the advance works and design of first stage works of the Kwu Tung North and Fanling North New Development Areas, what is the relevant timetable of the work, the manpower and rank of posts involved as well as the estimated timetable for the design and investigation of other stages of works?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 69)

Reply:

The detailed design of the advance works and first stage works for the Kwu Tung North and Fanling North New Development Areas (NDAs) commenced in November 2014. In the Civil Engineering and Development Department, 12 in-house professional staff, comprising 1 Chief Engineer, 4 Senior Engineers and 7 Engineers, were deployed for the planning and design of the NDAs. In addition, there were officers at senior management levels overseeing these NDA projects amongst other projects as well as technical and clerical staff involved in providing support to the projects as part of their overall duties. The programme of the remaining phases of the development is under review.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)279

(Question Serial No. 3493)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Acting Director of Civil Engineering and Development
(F M LUK)

Director of Bureau: Secretary for Development

Question:

Regarding the continuation of the feasibility study for police facilities in Kong Nga Po, please state in detail the expenditure and manpower involved for the study as well as the study content and timetable?

Asked by: Hon HO Sau-lan, Cyd (Member Question No.70)

Reply:

The Engineering Study for Police Facilities in Kong Nga Po - Feasibility Study (the Study), including an environmental impact assessment, is to ascertain the engineering feasibility and environmental acceptability of co-locating police facilities in Kong Nga Po with a view to releasing the sites currently occupied by police facilities for other suitable uses including housing. The Study was commenced in December 2014 for completion in mid-2016. The estimated expenditure of the Study in 2015-16 is about \$8.4 million. Three in-house professional staff will be involved in managing the Study in addition to their other duties. There is no separate breakdown on the manpower expenditure deployed solely on the Study. There are also other staff in CEDD and Development Bureau who are involved with the work as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)280****(Question Serial No. 3815)**

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Acting Director of Civil Engineering and Development
(F M LUK)

Director of Bureau: Secretary for Development

Question:

1. What are the uses of the 26.3 hectares of land estimated to be formed in 2015? Please list out the breakdowns of the areas by land uses.
2. Can the Department provide major land formation plans in the coming five years? If yes, what are the details? If no, what are the reasons?
3. The Government has indicated that land will be allocated for the development of creative industries in Lok Ma Chau Loop. Regarding the design of the advance works for development of Lok Ma Chau Loops as mentioned in the 2015-16 estimate, please provide details of the works and the estimated timetable of the land available for use.

Asked by: Hon MA Fung-kwok (Member Question No. 53)

Reply:

1. The breakdown of the area and major land use of land formation in 2015 are as follows:

Location of Project	Estimated Area of Land Formation in 2015	Major Land Use
Development at Anderson Road	0.3 ha	Open space
Wan Chai Development Phase II	2 ha	Open space

Location of Project	Estimated Area of Land Formation in 2015	Major Land Use
Kai Tak Development - Former Runway	1 ha	Commercial development
Liantang/Heung Yuen Wai Boundary Control Point (BCP) Site Formation Works	23 ha	BCP buildings
Total	26.3 ha	

2. In coming five years, CEDD will be involved in the following new major land formation works projects:

Location	Development Area	Major Land Use
Tuen Mun Area 54	7.4ha	Public housing development
Anderson Road Quarry site	40 ha	Public and private residential development and recreational uses
Tai Po	9.6 ha	Public housing development
Tung Chung	235 ha	Public and private residential/commercial development
Kwu Tung North and Fanling North New Development Areas	160 ha	Public and private residential development
Yuen Long	5.7 ha	Public housing development
Fanling	4.3 ha	Public housing development
ex-Cha Kwo Ling Kaolin Mine Site	6 ha	Public and private residential development
Queen's Hill	13.6 ha	Public housing development

3. The advance works for the development of Lok Ma Chau Loop (LMCL) comprise mainly land decontamination, provision of environmental mitigation measures and temporary construction access for implementation of the site formation and infrastructure works in the LMCL. The project time table is under review.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)281

(Question Serial No. 3761)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Acting Director of Civil Engineering and Development
(F M LUK)

Director of Bureau: Secretary for Development

Question:

Regarding the commencement of the engineering feasibility studies for potential public housing sites and continuation of the preliminary feasibility study on developing the New Territories North, can the Government advise the details and progress of the studies? Are experts or consultants engaged for conducting the studies? What is the estimated expenditure and when will the studies be completed and the results of the studies released?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 63)

Reply:

To meet Hong Kong's long-term needs, the Government commissioned the Preliminary Feasibility Study on Developing the New Territories North (PFS) in 2014. The prime objective of the PFS is to examine the development potential of the New Territories North, to conduct preliminary technical assessments to ascertain broad feasibility of the identified potential development areas and to recommend the strategic infrastructure needed to support the development. The PFS is still on-going, and the estimated expenditure of the PFS in 2015-16 is \$8 million.

In 2015-16, the CEDD will commission consultants to undertake the following engineering feasibility studies for potential public housing sites. The details of these studies are as follows:

Location of Project	Details of Study	Progress of Study	Anticipated Completion Date of Study and Announcement of the Findings	Estimated Expenditure in 2015-16 (\$ million)
Tuen Mun Central	To explore the feasibility of the proposed housing developments at the site	The study is targeted to commence in the third quarter of 2015	End 2016	3
Long Bin in Yuen Long	To explore the feasibility of the proposed housing developments at the site	The study is targeted to commence in the third quarter of 2015	The second quarter of 2017	2
Tan Kwai Tsuen in Yuen Long	To explore the feasibility of the proposed housing developments at the site	The study is targeted to commence in the third quarter of 2015	The second quarter of 2017	2
Ma On Shan	To explore the feasibility of the proposed housing developments at the site	The study is targeted to commence in the second quarter of 2015	The second quarter of 2016	5

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)282****(Question Serial No. 4330)**

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Acting Director of Civil Engineering and Development
(F M LUK)

Director of Bureau: Secretary for Development

Question:

Regarding the provision of land and infrastructure under this programme, please advise this Committee:

- 1) Please provide information in the table below on the formation of land, infrastructure or other works completed each year by the Civil Engineering and Development Department as well as information on each piece of land handed over to other government departments for use during 2012-15 February, including: i) location of land, ii) area of land, iii) expenditure involved in the formation of land, provision of infrastructure and other works, iv) names of government departments to which the land handed over and proposed usage (e.g. public housing, private residential development, commerce, Government, Institution and Community facilities, etc.)

i)	ii)	iii)	iv)

- 2) Please provide information in the table below on the formation of land, infrastructure or other works currently carried out as well as information on each piece of land to be handed over to other government departments for use, including: i) location of land, ii) area of land, iii) estimated expenditure involved in the formation of land, provision of infrastructure and other works, iv) names of government departments to which the land will be handed over and proposed usage upon the completion of works (e.g. public housing, private residential development, commerce, Government, Institution and Community facilities, etc.), and v) anticipated handover dates.

i)	ii)	iii)	iv)	v)

3. Please provide information in the table below on the formation of land, infrastructure or other works to be commenced in the next 12 months as well as information on each piece of land to be handed over to other government departments for use, including: i) location of land, ii) area of land, iii) estimated expenditure involved in the formation of land, provision of infrastructure and other works, iv) names of government departments to which the land will be handed over and proposed usage upon the completion of works (e.g. public housing, private residential development, commerce, Government, Institution and Community facilities, etc.), and v) anticipated handover dates.

i)	ii)	iii)	iv)	v)

Asked by: Hon WU Chi-wai (Member Question No. 83)

Reply:

- 1) CEDD projects involving land formation, infrastructure works or other works for the provision of land that were completed and handed over to other government departments from 2012 up to February 2015 are as follows:

Location of Project	Area of Land Formation	Estimated Cost of Construction Works Project (\$ million)	Main Government Departments Handed Over To ^{Note 1} (Proposed Use)
Tseung Kwan O Further Development -Infrastructure Works at Town Centre South and Tiu Keng Leng, Tseung Kwan O	23 ha	460	Lands Department (LandsD) (Open space, residential/ commercial development, GIC facilities)
Kwai Chung Incineration Plant Demolition and Decontamination Works	1.4 ha	158	LandsD (Land use to be determined)
Tuen Mun Area 54 Site 2	4.2 ha	325	Hong Kong Housing Authority (HA) (Public housing development)
Kai Tak Development - Former north apron	5.8 ha	356 (on-going project)	LandsD (Residential development)

Note 1 : Transport infrastructure formed within the project area was handed over to the Highways Department.

- 2) On-going CEDD projects involving land formation, infrastructure works or other works for the provision of land that will be handed over to other government departments are as follows:

Location of Project	Area of Land Formation	Estimated Cost of Construction Works Project (\$ million)	Main Government Departments Taking Over Completed Works^{Note 2} (Proposed Use)	Expected Delivery Date
Development at Anderson Road	43.6 ha	3,259	HA (Public housing development)	2015
Wan Chai Development Phase II	12.7 ha	4,643	LandsD (Open Space)	2017
Kai Tak Development - Former north apron and runway	37.3 ha	3,151	LandsD (Residential/ commercial development, GIC facilities)	By stages up to 2019
Housing Sites Adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei	4 ha	781	LandsD (Private residential development)	2016
Liantang/Heung Yuen Wai Boundary Control Point (BCP) Site Formation Works	23 ha	491	Architectural Services Department (BCP buildings)	2015

Note 2 : Transport infrastructure formed within the project area will be handed over to the Highways Department.

- 3) CEDD projects that will commence in the next 12 months involving land formation, infrastructure works or other works for the provision of land that will be handed over to other government departments are as follows:

Location of Project	Area of Land Formation	Estimated Cost of Construction Works Project (\$ million)	Main Government Departments Taking Over Completed Works (Proposed Use)	Expected Delivery Date
Tuen Mun Area 54 Site 1&1A, Site 3/4 (East) and Site 4A (West)	7.4 ha	1,047	HA (Public housing development)	2017
Ha Mei San Tsuen, Tin Shui Wai	2 ha	70	LandsD (Village Expansion Area)	2018

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)283

(Question Serial No. 4331)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Acting Director of Civil Engineering and Development
(F M LUK)
Director of Bureau: Secretary for Development

Question:

Regarding the indicators on area of land formed as mentioned in the programme, please provide by demarcation of the 18 districts information on each project item of the 22.2 hectares completed in 2014 and the 26.3 hectares expected to be completed in 2015-16, including:

- (i) location of land;
- (ii) area of land;
- (iii) estimated expenditure involved in land formation, provision of infrastructure and other works;
- (iv) names of government departments to be handed over the land upon the completion of the works and the proposed usage (such as public housing, private residential development, commerce, Government, Institution and Community facilities, etc.); and
- (v) expected handover dates.

Asked by: Hon WU Chi-wai (Member Question No. 84)

Reply:

The information of land formation in 2014 and 2015 are as follows:

Location of Project (District)	Actual Area of Land Formed in 2014	Estimated Area of Land Formed in 2015	Estimated Cost of Construction Works Project	Main Government Departments Taking Over Completed Works^{Note} (Proposed Use)	Expected date of substantial delivery
Development at Anderson Road (Kwun Tong)	15.3 ha	0.3 ha	\$3,259 million	LandsD (Open space and infrastructures)	2015
Wan Chai Development Phase II (Wan Chai)	4.5 ha	2 ha	\$4,643 million	LandsD (Open space)	2017
Kai Tak Development - Former North Apron and Runway (Kowloon City)	1.3 ha	1 ha	\$3,151 million	LandsD (Commercial development, government institution or community facilities)	2015
Housing Sites Adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei (Sham Shui Po)	1.1 ha	-	\$781 million	LandsD (Private residential development)	2014
Liantang/Heung Yuen Wai Boundary Control Point (BCP) Site Formation Works (North)	-	23 ha	\$491 million	Architectural Services Department (BCP buildings)	2015
Total	22.2 ha	26.3 ha			

Note : Transport infrastructure will be handed over to the Highways Department.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)284****(Question Serial No. 4332)**

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Acting Director of Civil Engineering and Development
(F M LUK)

Director of Bureau: Secretary for Development

Question:

Regarding the commencement of the engineering feasibility studies for potential public housing sites, please advise this Committee the location, area of each piece of land involved in the studies in 2015-16 and anticipated completion dates of the studies.

Asked by: Hon WU Chi-wai (Member Question No. 85)

Reply:

Regarding the engineering feasibility studies for potential public housing sites to commence in 2015-16 as mentioned in the COR, they refer to the following four sites which are funded by Head 711 Subhead B100HX under Transport and Housing Bureau -

Location of Project	Area	Anticipated Completion Date of Study
Tuen Mun Central	11 ha	End 2016
Long Bin in Yuen Long	10 ha	The second quarter of 2017
Tan Kwai Tsuen in Yuen Long	14.2 ha	The second quarter of 2017
Ma On Shan	9.4 ha	The second quarter of 2016

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)285****(Question Serial No. 7088)**

Head: (42) Electrical and Mechanical Services Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Mechanical Installations Safety

Controlling Officer: Director of Electrical and Mechanical Services (CHAN Fan)

Director of Bureau: Secretary for Development

Question:

The number of incident reports received by the Government relating to mechanical failure of aerial ropeways at Ngong Ping 360 and Ocean Park in the past two years; the number of investigations conducted by the Department; and the associated staff establishment and expenditure of the Department in 2015-16.

Asked by: Hon TANG Ka-piu (Member Question No. 48)

Reply:

In 2013 and 2014, the number of incident reports received by the Electrical and Mechanical Services Department (EMSD) relating to mechanical failure of aerial ropeways are given in Table 1 below.

Table 1

Venue	Number of incident reports relating to mechanical failure	
	2013	2014
Ngong Ping 360	2	0
Ocean Park	0	0
Total	2	0

EMSD conducted investigation on all the above reported incidents.

Enforcement of aerial ropeway safety is carried out by an engineer and an inspector whose responsibilities include surveillance inspections, incident investigations and considering applications for major alteration and operating personnel. In 2015-16, the estimated expenditure of the enforcement team is \$2.1 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)286

(Question Serial No. 6053)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

How much was spent on the maintenance or repair of banner frames mounted on road lights last year? Is there any mechanism to allow non-governmental organisations or private organisations to hire or rent these banner frames? If yes, please provide the details of the mechanism. What was the situation of renting and hiring banner frames last year?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 359)

Reply:

The lamp posts on public roads are maintained by the Highways Department (HyD). Regarding the applications for mounting of buntings on lamp posts, if the buntings are not for commercial advertising and are for promotion of events and exhibitions of general interest and benefit to the public, the Lands Department will normally issue a no-objection letter. A "first come - first served" approach will be adopted if several applications on the same lamp post are received. HyD and the Transport Department will be consulted on the mounting of buntings on lamp posts as they are highway furniture and the mounted buntings may affect road safety.

In 2014, District Lands Offices processed about 340 applications. The hooks of the fixtures at lamp posts for display of buntings are provided and maintained by the applicants.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)287

(Question Serial No. 6095)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding small houses in the New Territories,

- (1) How many applications for land grant and building licence were received by the Lands Department (Lands D) in 2013 and 2014? How many of them were approved? How many of them involved proposed small house sites not within the villages of the applicants and how many involved sites not within the "Village Type Development" zone on statutory plans?
- (2) What is the number of backlog cases of applications for land grant or building licence? What is the estimated time required for clearing all the backlog cases?
- (3) What were the details of the lease enforcement actions taken by Lands D against unauthorised building works (UBW) in 2013 and 2014, including the number of inspections conducted, the number of UBW cases identified, the number of advisory letters or warnings issued, the total amount of fines imposed and the number of cases involving re-entry of land in each of the two years?
- (4) How many cases of UBWs have led to cancellation of rates exemption?
- (5) How many complaints about suspected unauthorised alienation or sale were received last year? How many of these complaints were substantiated and what follow-up actions have been taken by Lands D?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 373)

Reply:

- (1) The numbers of small house applications received and approved by the Lands Department (Lands D) in the past two years (2013 and 2014) are set out below:

	2013	2014
Number of small house applications received	2 566	2 522
Number of small house applications approved	1 011	1 114

Note: The applications approved in one year may not correspond to the applications received in that year.

Lands D has no readily available information giving a breakdown of the applications by reference to whether the cases involve cross-village applications or by reference to land use zoning.

- (2) As at the end of February 2015, the number of small house applications being processed was 8 651 and the number of applications pending processing was 3 935. In general, Lands D starts to process an application within 12 months after it is received. For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications, depending on the nature and complexity of the issues encountered such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed this period.

Although Lands D remains committed to its performance pledge of completing the processing of not less than 2 300 small house applications in a year, we have difficulty in giving a meaningful indication of the time required for clearing all the backlog cases. This is because the time required for completing the processing of an application varies significantly according to the complexity of each case and new applications are received each year.

- (3) If Lands D identifies unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) (including small houses) which are in contravention of the Buildings Ordinance (Cap. 123), it will refer the cases to the Buildings Department (BD) for action. Where the UBWs also constitute a breach of the lease conditions (normally a breach of the development conditions, e.g. number of storeys and building height), Lands D would take appropriate lease enforcement action having regard to the statutory enforcement action taken or to be taken by BD. Such lease enforcement actions may include issuing advisory/warning letters to the lessees, and registering such letters in the Land Registry (LR), commonly known as “imposing an encumbrance”. As Lands D acts in the landlord capacity in enforcing the lease provisions, imposition of a fine is not applicable.

Insofar as NTEHs (including small houses) are concerned, the number of site inspections, confirmed cases involving breach of development conditions under the lease, and advisory/warning letters issued in the past two years are provided in the following table:

	2013	2014
Number of site inspections	731	628
Number of cases confirmed during the year to involve breach of development conditions under the lease ^(Note 1)	415	382
Number of advisory/warning letters issued ^(Note 1)	0 ^(Note 2)	8 ^(Note 3)
Number of re-entry cases	0	0

Note:

- (1) As case processing work may straddle different years, the number of warning letters issued and those registered in LR may not necessarily correspond to the number of cases being processed in the same year.
- (2) BD started implementing the enhanced enforcement strategy against UBWs in NTEHs in April 2012. Since then, specified green and amenity facilities are permitted to be retained or installed in existing and new NTEHs, and would not be regarded as lease breaches. Lands D would also withhold lease enforcement action against those UBWs under the reporting scheme for UBWs in NTEHs.
- (3) Lands D took lease enforcement action against eight cases in 2014 where the built-over area of the concerned NTEHs had not exceeded the exemption criteria under Cap. 121 and therefore the UBWs did not fall within BD's reporting scheme. Among the eight cases, a warning letter was registered in LR in one case in 2014, as the breach was not purged upon expiry of the warning period. The remaining seven cases were pending rectification of the breach or registration of warning letters.
- (4) According to the records of the Home Affairs Department (HAD), a total of 214 rates exemptions cases were cancelled by HAD in the past two years (2013 and 2014) based on Lands D's reports on breaches of lease conditions or unauthorised extensions.
- (5) In 2014, Lands D did not receive any complaints about suspected breaches of the restriction on alienation of small houses.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)288

(Question Serial No. 6396)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

1. How much time and resources were spent by the Lands Department on inspecting unleased government land in 2014? How many complaints about suspected cases of unlawful occupation of government land were received? How many cases of unlawful occupation of unleased government land were identified? What was the area of land involved?
2. How many cases of unlawful occupation led to prosecutions in 2014? How many were convicted? Has all the unlawfully occupied land been reinstated? If not, why not?
3. How many cases of unlawful occupation of government land finally became lawful upon approval of the application by the unlawful occupier to lease the land in 2014? What was the area of land involved?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 374)

Reply:

1. Conducting inspections of government sites is part of the overall government land control work carried out by the Lands Department (Lands D). The total staff cost involved in carrying out the government land control work was \$81.77 million in 2014-15. There is no separate breakdown in respect of the expenditure for conducting inspections. In 2014, Lands D received 9 897 complaint cases concerning suspected unlawful occupation of government land. Taking into account also those cases referred by other government departments or identified by Lands D during inspections, 8 397 cases have so far been confirmed to involve unlawful occupation of government land. Lands D has no readily available information on the area of government land involved.
2. Where the occupants have not complied with Lands D's notices to cease the unlawful occupation and clear the land, Lands D will normally arrange for clearance. In 2014, 14 prosecutions were instituted, with 11 resulting in convictions.

3. In 2014, there were 50 cases of regularisation of unlawful occupation of government land through granting of Short Term Tenancies involving an area of about 10 100 square metres.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)289

(Question Serial No. 6397)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

- (1) How many cases of suspected unauthorised felling or damage of trees on government land and on private land were received by the Lands Department in 2014?
- (2) Of the above, how many were confirmed cases? In respect of private land, how many cases were confirmed to be in breach of the tree preservation clause under lease upon investigation, and what follow-up actions were taken by the Department?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 375)

Reply:

Three cases of suspected unauthorised felling or damage of trees were received by the Lands Department (Lands D) in 2014 and they were all confirmed after investigation. Two cases concerned trees on government land were referred to the Agriculture, Fisheries and Conservation Department for action and one concerned a tree within a private lot. The lease governing the private lot does not contain a tree preservation clause, and so there was no breach of the lease and no lease enforcement action could be taken by Lands D.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)290

(Question Serial No. 6401)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

- (1) The Audit Commission made a number of criticisms about the work of the Lands Department (Lands D) in the audit report on the provision of public open space in private developments released in October 2014. Has Lands D taken any follow-up action accordingly? If yes, what are the specific details of the work? If no, what are the reasons?
- (2) Regarding the lease requirement to provide facilities and/or open space in private developments for public use, did Lands D receive any complaint about the relevant policy and its implementation or identify any breach of the lease during inspections initiated last year? Please provide the number of the relevant cases, complaint details, the breaches confirmed after investigation and follow-up actions taken by Lands D. If prosecution was instituted, please provide the relevant details.
- (3) Did Lands D receive any requests for the Government to take back the management of the facilities and/or open space in private developments required for public use under lease in the past two years? If yes, please provide details of the relevant cases, the follow-up actions taken by Lands D and the progress of the actions.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 376)

Reply:

- (1) The Lands Department (Lands D) accepts the Audit Commission's recommendations. As at end March 2015, Lands D has taken the following actions to implement the Audit Commission's recommendations-
 - (a) advisory letters have been issued to the owners of the relevant private developments, requesting them to maintain the public open space in private developments (POSPD) properly, to repair damaged facilities in a timely manner, to open the areas for public access as required under lease and to provide sheltered seating, barrier-free access facilities and notice boards as far as practicable;

- (b) departmental guidelines have been issued to implement a new arrangement requiring the District Lands Offices (DLOs) to submit annual returns to headquarters to report progress of POSPD inspections, together with major observations and the follow-up actions taken;
 - (c) departmental instructions have been issued to remind DLOs to extend the daily opening hours of POSPDs to not less than 13 hours and to include conditions regarding the maintenance and provision of a POSPD for public use in the land lease when opportunities arise in future (e.g. when the lot owner applies for a lease modification);
 - (d) a link to the POSPD list in Lands D's website has been provided in the website homepages of the Home Affairs Department and the Leisure and Cultural Services Department to enhance the publicity of POSPDs; and
 - (e) starting from the update of the POSPD list published in March 2015, known POSPDs which are required to be provided under lease, and information on whether sheltered seating and barrier-free access facilities are provided at each POSPD, have been included in the POSPD list.
- (2) In 2014, Lands D received 21 complaints relating to the provision and management of public facilities and public open space in private developments. Nature of the complaints includes blockage of access, misuse of the facilities or open space and other management and maintenance problems. During the year, Lands D also identified lease breaches in three developments through Lands D's annual inspections of POSPD. Lands D followed up on the complaints and the identified lease breaches by conducting site inspections, seeking clarifications from the owners and/or management companies, explaining the requirements to the relevant owners and/or management companies, issuing warning letters and conducting follow-up inspections or enquiries to secure rectification of the breaches.
- (3) In the past two years, Lands D received six requests for the Government to take back the management of the facilities or open space made available for public use under lease. Among the six cases, five related to pedestrian walkways, non-exclusive rights-of-way and footbridges. After consulting the relevant departments, the requests were rejected as the relevant departments had no plan or programme to take over the facilities for management and maintenance.

The sixth request was made in respect of public open space on government land. The management company of the development was advised in July 2013 of the general criteria to be fulfilled under the refined arrangements promulgated by the Government in January 2010, including the need for all owners' consent and the support of or no objection from the relevant District Council and Area Committee. Lands D will further consider the case when the applicant reverts.

CONTROLLING OFFICER'S REPLY

DEVB(PL)291

(Question Serial No. 6402)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

1. How many complaints about residential and industrial premises in breach of specified user conditions were received by the Lands Department (Lands D) in 2014 and how many of them were substantiated? What follow-up/enforcement actions were taken respectively?
2. How many successful entries into the premises under complaint were made in 2014? Did Lands D apply for any court warrant or exercise any statutory power to enter the private premises for inspection? Please provide the relevant details.
3. How many of the warning letters issued have not been complied with so far and how many premises still have breaches that have not been rectified?
4. How many cases of breaches of user conditions in residential and industrial premises had actions taken against or encumbrances or attachment imposed because of failure to comply with orders in 2014?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 377)

Reply:

In 2014, the numbers of complaints received by the Lands Department (Lands D) in respect of suspected non-conforming uses in residential premises and industrial premises, the numbers of confirmed lease breach cases with enforcement action taken by Lands D by issuing warning letters and the numbers of non-compliance cases resulting in warning letters being registered in the Land Registry and re-entry/vesting action taken by Lands D are as follows:

Number of cases	Residential premises	Industrial premises
Number of complaints received by Lands D in respect of suspected non-conforming uses ^(Note)	88	651
Number of substantiated cases with warning letters issued during the year ^(Note)	38	209
Number of substantiated cases with warning letters registered in the Land Registry during the year ^(Note)	22	105
Number of substantiated cases with re-entry/vesting action taken during the year	1	0

Note: The cases processed in a year may not necessarily correspond to the complaint cases received in the same year. The Department has not kept lease enforcement statistics based on the time at which the lease breaches are purged.

Lands D enters into private premises for inspection under the relevant lease conditions (where applicable). No court warrant is involved. Lands D has not kept statistics on the success rate of its seeking entry into premises to be inspected.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)292****(Question Serial No. 6403)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (1) Of the short term tenancies granted for public carparking purpose, how many were not renewed upon expiry last year with the use of the land changed to private housing development or the sites handed over to the Housing Authority for public housing development in each District Council district? Please provide details of the sites and the area involved.
- (2) What specific work plan does the Government have to make up for the loss in parking spaces in each district and what is the estimated expenditure?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 378)

Reply:

- (1) In 2014, four sites sold for residential development and four sites granted to the Hong Kong Housing Authority had required the termination of short term tenancies for public carparking purpose. A breakdown of the eight sites by District Lands Office is set out below:

District Lands Office	Number of Sites	Approx. tenancy area involved (square metres)
Islands	1	16 810
Kowloon East	2	4 530
Kowloon West	1	37 000
North	1	2 828
Sha Tin	1	1 140
Tsuen Wan and Kwai Tsing	1	14 160
Tuen Mun	1	1 280

- (2) The Government will include suitable lease conditions for the provision of parking spaces in new developments to meet estimated demand according to the prevailing Hong Kong Planning Standards and Guidelines. The Lands Department will assist the Transport Department (TD) to identify, as far as possible, suitable vacant sites for providing temporary car parks on short term tenancy where the need for such car parks is established. Where necessary, TD will also provide on-street metered parking spaces in suitable locations as long as road safety and other road users are not affected. The cost of providing these parking spaces forms part of the cost of traffic management measures; there is no separate breakdown for the cost of such work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)293****(Question Serial No. 6404)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. Regarding the outsourcing of the management of roadside display of non-commercial publicity materials, will the Government provide by district the names of the consultants, the outsourcing fees and the contract periods?
2. What are the procedures or criteria for deciding which consultants to engage? What are the criteria for assessing the quality and standard of their service?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 379)

Reply:

1. Details of the outsourcing in respect of the management of roadside non-commercial publicity materials are as follows:

District	Consultant	Tender Price	Contract Period
Yuen Long, Tuen Mun and North	Memfus Wong Surveyors Limited	\$1,759,940	27 July 2014 to 26 July 2016
Sha Tin, Tai Po and Sai Kung	Memfus Wong Surveyors (Property Management) Limited	\$1,718,380	27 July 2014 to 26 July 2016
Tsuen Wan, Kwai Tsing and Islands	Memfus Wong Surveyors (Property Management) Limited	\$1,855,600	27 July 2014 to 26 July 2016
Hong Kong Island	Shui On Properties Management Limited	\$1,350,332	24 August 2013 to 23 August 2015
Kowloon	Shui On Properties Management Limited	\$1,528,352	24 August 2013 to 23 August 2015

2. The services were outsourced by way of open tender. Subject to the fulfillment of the mandatory requirements such as qualification and number of staff of the company, years of establishment of the company, no conviction records, etc., the contract is normally awarded to the lowest priced tenderer. During the contract period, the Lands Department will assess the quality of services provided by the consultants by examining their weekly routine patrol reports and monthly reports covering aspects of services such as handling of complaints, processing of applications, joint removal operations, etc.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)294****(Question Serial No. 6405)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (1) Given that a number of private recreational leases (PRLs) have expired and are held on a temporary basis, please provide details of the status of all the PRLs. Where agreements to hold over have been executed or the leases under hold-over arrangement have been renewed, please provide the dates of execution, the numbers and expiry dates of the leases;
- (2) When does the Government plan to renew PRLs that have expired and are being held over? Will more stringent terms be incorporated into the leases? Please provide details of the work; and
- (3) In the past two years, how many PRL lessees were found and confirmed to have felled trees in breach of the land grant conditions? Please provide details of the locations and the follow-up actions.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 380)

Reply:

- (1) As at end February 2015, there are a total of 69 Private Recreational Leases (PRLs). Out of these, 34 PRLs expiring in or before 2012 have been renewed while 22 PRLs with expired lease terms are being held over. Details of the status of the PRLs are as follows:

I. PRL renewed since 2011			
No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
1	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	24.12.2026
2	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	25.12.2026

I. PRL renewed since 2011			
No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
3	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	25.12.2026
4	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	25.12.2026
5	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	25.12.2026
6	Hong Kong Girl Guides Association	IL 9034 No. 141 Wong Nai Chung Gap Road	25.12.2026
7	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	25.12.2026
8	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	25.12.2026
9	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	25.12.2026
10	Kowloon Bowling Green Club	KIL 11217 Austin Road	25.12.2026
11	South China Athletic Association	KIL 11218 Wylie Path	25.12.2026
12	India Club, Kowloon	KIL 11223 Gascoigne Road	25.12.2026
13	The Filipino Club	KIL 11222 Wylie Road	25.12.2026
14	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	25.12.2026
15	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11219 Off Gascoigne Road, King's Park	25.12.2026
16	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	25.12.2026
17	Kowloon Cricket Club	KIL 11216 Cox's Road	25.12.2026
18	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	25.12.2026
19	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	25.12.2026
20	Po Leung Kuk	Lot 2419 DD 118 Tai Tong, Yuen Long	5.11.2026

I. PRL renewed since 2011			
No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
21	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	30.6.2027
22	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 511 No. 308 Wo Yi Hop Road, Kwai Chung	30.6.2027
23	The Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 591 Shui Chuen Au Street, Sha Tin	30.6.2027
24	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	30.6.2027
25	Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 SD5 Mau Wu Tsai, Hang Hau	30.6.2027
26	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai	30.6.2027
27	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung	30.6.2027
28	Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 76 in DD 254 Sai Kung	30.6.2027
29	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	30.6.2027
30	Hong Kong Red Cross	Lot 147 in DD 319 Shek Pik, Lantau Island	30.6.2027
31	Bishop of the Roman Catholic Church in Hong Kong	Lot 1870 in DD Cheung Chau	30.6.2027
32	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	30.6.2027
33	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	30.6.2027
34	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung	30.6.2027
II. PRLs that have expired and are being held over			
No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Holding-over Letter
35	Chinese Recreation Club, Hong Kong	IL 8875 No. 123 Tung Lo Wan Road	25.3.2015
36	Scout Association of Hong Kong	Lot 154 in DD 195 Sha Tin	31.3.2015

II. PRLs that have expired and are being held over			
	Name of PRL Holder	Lot No. and Location	Expiry Date of Holding-over Letter
37	The Hong Kong Award for Young People (formerly known as Duke of Edinburgh's Award Hong Kong)	Lot 602 R.P. in DD16 Lam Tsuen, Tai Po	31.3.2015
38	Scout Association of Hong Kong	Lot 1131 in DD 217 Pak Sha Wan	31.3.2015
39	Hong Kong Sea Cadet Corps (Lau Wah Sum & Samuel Derek Oates as Trustees for the Area Committee)	Lot 611 in DD 256 Sai Kung	31.3.2015
40	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212 Che Keng Tuk	8.4.2015
41	Kowloon Tong Club	NKIL 5989 No. 113A Waterloo Road, Kowloon Tong	24.4.2015
42	Club De Recreio	KIL 11098 RP No. 20 Gascoigne Road	25.4.2015
43	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	19.5.2015
44	Hebe Haven Yacht Club Limited	Lot 1138 and Extension in DD 217 Pak Sha Wan	31.5.2015
45	Hong Kong Youth Hostels Association	Lot 235 in DD Ngong Ping Ngong Ping	31.5.2015
46	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	31.5.2015
47	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	25.6.2015
48	Hong Kong, China Rowing Association (formerly known as Hong Kong Amateur Rowing Association Limited)	STTL 220 Yuen Wo Road, Sha Tin	30.6.2015
49	Hong Kong Jockey Club	STTL 13 Sha Tin	30.6.2015
50	Boys' and Girls' Club Association of Hong Kong	Lot 642 in DD 257 Wong Yi Chau	30.6.2015
51	Hong Kong Country Club	RBL 1129 Wong Chuk Hang Road	3.8.2015

II. PRLs that have expired and are being held over			
	Name of PRL Holder	Lot No. and Location	Expiry Date of Holding-over Letter
52	Clearwater Bay Golf & Country Club	Lot 227 in DD 241 Po Toi O	31.8.2015
53	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	31.8.2015
54	Jardine's Lookout Residents' Association	IL 8895 No. 2 Creasy Road, Jardine's Lookout	25.9.2015
55	Hong Kong Gun Club	TWTL 399 Chuen Lung, Tsuen Wan	30.9.2015
56	The Post Office and Cable & Wireless Recreation Club Limited	IL 8597 RP No. 108 Caroline Hill Road, So Kon Po	Quarterly term
III. PRLs that have not expired			
No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
57	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 J/O Ivy Street & Beech Street	9.9.2018
58	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	31.8.2020
59	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	24.5.2021
60	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	25.12.2021
61	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	30.6.2023
62	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	18.1.2024
63	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	3.11.2024
64	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	24.6.2025
65	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	18.10.2031
66	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	23.6.2034
67	Directors of the Chinese Young Men's Christian Association of Hong Kong	STTL 366 No. 2 On Chun Street, Shatin	30.6.2047

III. PRLs that have not expired			
	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
68	Royal Hong Kong Yacht Club	ML 709 Kellett Island	19.2.2056
69	Hong Kong Girl Guides Association	KIL 10734 Junction of Gascoigne Road and Wylie Road	25.12.2056

- (2) In accordance with the prevailing PRL policy, PRLs that expired in 2011 and 2012 and are now being held over would be considered for renewal, where appropriate, pending mainly the rectification of lease breaches by the PRL lessees. As one of the conditions for renewing their leases, PRL lessees are required to open up more extensively their sports facilities to eligible outside bodies. As to the renewal of other PRLs expiring after 2012, it will be subject to the outcome of the review of PRL policy.
- (3) In the past two years, one PRL holder was found to have felled and pruned trees without prior approval in breach of the lease conditions. The concerned site is located in Sai Kung. The Lands Department has been following up with the PRL holder on the lease breach and will take necessary lease enforcement action, including requiring compensatory replanting, as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)295

(Question Serial No. 6406)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

When was the government land on the hilltop of Tai Mo Shan allocated for use by the Hong Kong Garrison of the Chinese People's Liberation Army? On what grounds and terms were the allocation made? For how long will the land be so used?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 381)

Reply:

The hilltop of Tai Mo Shan has always been government land of the Hong Kong Special Administrative Region and is used for communication installations.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)296

(Question Serial No. 6408)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

- (1) How many private columbaria are still in operation notwithstanding that their operation are in breach of lease conditions or that they are unlawfully occupying government land?
- (2) How many complaints about suspected cases of unauthorised columbaria were received by the Lands Department in the previous year? Of these, how many have been handled and how many identified as confirmed cases of unauthorised columbaria?
- (3) How many inspections were conducted in the previous year? How many columbaria were found to be unauthorised during these self-initiated inspections?
- (4) How many lease enforcement, land control or legal actions were taken in the previous year to rectify the irregularities of the columbaria concerned? What are the relevant details?
- (5) Given the growing problem of unauthorised development of private columbaria, will the Government consider allocating additional resources for conducting inspections and taking lease enforcement actions? What are the details?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 383)

Reply:

The responses to (1) - (5) of the question are as follows:

- (1) Based on the Information on Private Columbaria (the List) published by the Development Bureau on 31 December 2014, 71 private columbaria were found to have breached the land lease/tenancy/permit terms and/or have illegally occupied government land for columbarium use (“unauthorised columbaria”).

- (2) In 2014, the Lands Department (Lands D) received 24 complaints against suspected cases of unauthorised columbaria. Eight of these complaints are under investigation. The remaining 16 complaints, involving 14 cases, have been handled. Among these 14 cases, two have been identified as confirmed cases of unauthorised columbaria and the rest do not involve columbarium use.
- (3) & (4) Given the extensive area and uses of land in Hong Kong, it is impracticable for Lands D to patrol every piece of land regularly, and hence Lands D mainly acts on complaints and referrals. If columbarium use constitutes a lease breach, Lands D may, having regard to the circumstances, take lease enforcement action as appropriate. If illegal occupation of government land for columbarium use can be substantiated, Lands D will take enforcement action under the Land (Miscellaneous Provisions) Ordinance (Cap. 28).

Lease enforcement and land control actions taken by Lands D against unauthorised columbaria in 2014 are set out in the following table:

Number of site inspections (involving suspected/confirmed unauthorised columbaria)	598
Number of advisory/warning letters issued (involving 19 confirmed unauthorised columbaria and four suspected unauthorised columbaria)	31
Number of warning letters registered in the Land Registry	3
Number of notices issued under section 6(1) of the Land (Miscellaneous Provisions) Ordinance (Cap. 28)	13
Number of prosecution cases under Cap. 28 in respect of illegal occupation of government land	1

- (5) As mentioned in (3) & (4) above, Lands D mainly acts on complaints and referrals and takes appropriate lease enforcement actions, if required, at different stages. Such work will continue and the staff expenses for lease enforcement work involving columbaria in 2015-16 is expected to be maintained at around the same level as 2014-15.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)297

(Question Serial No. 6409)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding the case of Gig Lok Monastery (GLM) found to have unlawfully occupied government land for columbarium use since 2010, please provide details of the follow-up actions taken by the Lands Department last year:

- i. How many site inspections were conducted?
- ii. How many land control actions were taken and how many statutory orders issued? Have all the demolition orders expired? What are the details?
- iii. Have all the statutory orders been complied with, for example, demolishing all the structures on government land? If not, what follow-up actions will the Government take? Will the unlawful occupier(s) be prosecuted?
- iv. When is the breach by GLM expected to be completely rectified?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 384)

Reply:

The responses to the four questions are as follows:-

- i. Five site inspections were conducted by District Lands Office/Tuen Mun (DLO/TM) in 2014.
- ii. There was an underground unauthorised structure straddling government land and the private land owned by Gig Lok Monastery (GLM). DLO/TM issued two statutory notices in May 2014 and July 2014 respectively under the Land (Miscellaneous Provisions) Ordinance (Cap. 28), requiring GLM to cease occupation of government land, both of which have expired.

- iii. After the expiry of the first notice in May 2014, DLO/TM fenced up all the government land above the unauthorised basement structure. GLM was then prosecuted for the non-compliance of the second notice issued in July 2014. The case was heard by the Tuen Mun Magistrates' Courts on 13 February 2015 and GLM pleaded guilty. The Magistrate continued the hearing on 27 March 2015 and sentenced GLM to a fine of \$10,000.

- iv. All niches at the portion of the unauthorised structure on government land have been removed. GLM has applied for permission to enter the government land from February to May 2015 to demolish the unauthorised structure. The demolition works are in progress.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)298

(Question Serial No. 6410)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

1. How many complaints about unauthorised extensions in squatter structures and licensed structures or referrals from other departments on these unauthorised extensions in various districts were received by the Lands Department in the previous financial year? How many of these cases were completely processed, how many found to be in breach of regulations and how many issued with removal orders? How many of them involved repeated complaints?
2. How much was spent on inspections initiated by the Department in the previous financial year? Among the squatter structures and licensed structures inspected, how many cases of unauthorised extensions were identified and how many were issued with removal orders?
3. How many removal orders have not been complied with upon expiry? Please provide the numbers of cases in which removal orders have yet to be complied with after they have expired for one to three years, four to six years, seven to nine years and ten years or above. What follow-up actions or land control actions have been taken against non-compliance with removal orders? How many cases involved revocation of building licences or re-entry of land?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 385)

Reply:

1. Temporary structures are broadly classified into two types, namely the structures covered in the Squatter Control Survey in 1982 (commonly known as "surveyed squatter structures") and the temporary domestic structures held under Government Land Licences and Short Term Tenancies (STTs) on government land, Modification of Tenancy Permits and Short Term Waivers on private land (commonly known as "licensed structures").

Information on the follow-up actions taken on cases of unauthorised extensions of surveyed squatter structures and licensed structures in 2014 are as follows:

District	Number of reported cases (including those received from complaints/ referrals or identified through patrol)	Number of cases involving repeated complaints	Number of cases confirmed with unauthorised extensions	Number of cases with warning letters/ demolition orders issued*	Number of completed cases
Hong Kong	44	0	44	17	44
Kowloon	37	0	36	27	36
New Territories	753	25	667	333	645
Total	834	25	747	377	725

* Some cases are rectified upon our verbal warnings, hence the issue of demolition orders/warning letters is not necessary.

2. As some of the staff conducting site inspections also carry out other land administration and squatter control duties, there is no separate breakdown of the resources involved solely for conducting site inspections. The number of confirmed cases involving unauthorised extensions of surveyed squatter structures or licensed structures identified by the Lands Department (Lands D) during site inspections in 2014 is 133. The number of demolition notices or warning letters issued for these cases is 71.
3. As at the end of December 2014, there were 338 cases of on-going enforcement action upon expiry of the demolition notices or warning letters. Lands D has no readily available information on a breakdown of the 338 cases according to the time since expiry of the demolition notices or warning letters.

In the cases of surveyed squatter structures and licensed structures on government land, demolition action will normally be carried out if the breaches are not rectified. With regard to surveyed squatter structures and licensed structures on private agricultural land, if breaches are not purged, Lands D will normally cancel the relevant survey numbers or licences and take lease enforcement action by various measures which may include registration of warning letters in the Land Registry and eventually re-entry. In the past five years (2010 to 2014), there were 159 cases with Government Land Licences, Modification of Tenancy Permits, STTs or Short Term Waivers cancelled. For the same period, 2 125 and 1 532 survey numbers were cancelled in respect of surveyed squatter structures on private land and government land respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)299

(Question Serial No. 6439)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding the cases of Sai Lam Temple in Sha Tin and Chung Woo Ching Sai in Tai Po found to have unlawfully occupied government land for columbarium use, please provide the following details:

- (1) How many site inspections have been conducted by the Lands Department?
- (2) What is the area of government land confirmed to have been unlawfully occupied?
- (3) How many land control actions have been taken and how many statutory orders issued? Have all the demolition orders expired? What are the details?
- (4) Have all the statutory orders been complied with, for example, demolishing all the structures on government land? If not, what follow-up actions will the Government take? Will the unlawful occupier(s) be prosecuted?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 392)

Reply:

Sai Lam Temple

- (1) The Lands Department (Lands D) has conducted four site inspections since 2012.
- (2) The area of government land unlawfully occupied, with an arch erected thereon, is about 4 square metres (m²).
- (3) A statutory notice was posted under the Land (Miscellaneous Provisions) Ordinance, (Cap.28) on 17 August 2012. The notice expired on 17 October 2012.

- (4) The illegal occupation of the government land has not ceased after expiry of the statutory notice. In response to a Sha Tin District Councillor's request for retention of the arch on preservation grounds, the advice of Antiquities and Monuments Office of the Leisure and Cultural Services Department (LCSD) was sought. LCSD replied in December 2014 that "Nil Grade" had been given to the arch concerned after the assessment on its heritage value by the Antiquities Advisory Board. Lands D is arranging for the appropriate land control action, including demolition, and will consider prosecution subject to legal advice and sufficient evidence.

Chung Woo Ching Shea

- (1) Lands D has conducted 48 site inspections since 2011.
- (2) The area of government land unlawfully occupied was approximately 396 m². After completion of land control actions, the current area of government land unlawfully occupied for columbarium use is about 15 m².
- (3) Lands D has issued two advisory/warning letters and posted four notices under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) since 2012. The warning letters and notices issued have already expired.
- (4) Since a review of the planning application by the Town Planning Board was submitted by the landowner on 3 July 2014, in which the area of government land unlawfully occupied for columbarium use was included, land control action in respect of this particular area of government land has been withheld pending the outcome of the said application. As regards the area of government land unlawfully occupied for non-columbarium use, which is not included in the planning application, the landowner demolished some of the illegal structures by mid-November 2012. Afterwards, Lands D took a series of land control actions between December 2012 and July 2013 pressing for removal/demolition of all the remaining illegal non-columbarium related structures on government land. All land control action against the unlawful occupation of government land for non-columbarium use was completed by October 2013, including erection of fencing and Notice Boards on the cleared government land. Since then, site inspections have been conducted periodically and no new illegal occupation has been detected. If the planning application is rejected, Lands D will resume land control action, including demolition and prosecution, subject to legal advice and sufficient evidence.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)300

(Question Serial No. 4731)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2015-16 of this Programme, it is said that the Government will continue to strengthen land control and lease enforcement work. Will the Government inform this Committee:

- (1) of the number of cases of breaches of land leases or land uses in industrial buildings that led to prosecution in 2014-15? How many of these cases involved unauthorised conversion of industrial buildings to retail or wholesale uses?
- (2) of the manpower and estimated expenditure on annual salaries required for conducting inspections of industrial buildings in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 131)

Reply:

- (1) The total number of cases involving lease enforcement against non-conforming uses in industrial buildings in 2014 is 209. The Lands Department (Lands D) does not have readily available statistics on the number of cases involving specifically retail or wholesale uses. A land lease is a contract and a breach of lease conditions is a breach of contract which may result in lease enforcement action being taken by Lands D in its capacity as the landlord. As such, lease enforcement does not involve prosecution.
- (2) As staff handling non-conforming uses in industrial buildings (which is part of Lands D's lease enforcement work) also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely for handling non-conforming uses in industrial buildings. In 2015-16 Estimates, we have earmarked provisions for the creation of a total of 13 non-directorate posts amounting to \$4.68 million to help step up lease enforcement work. This will be in addition to the existing 94 posts with portfolios covering mainly lease enforcement

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work (including lease enforcement concerning non-conforming uses in industrial buildings).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)301

(Question Serial No. 5440)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Please provide a breakdown by district (Hong Kong Island / Kowloon / New Territories West (Kwai Tsing, Tsuen Wan, Tuen Mun and Yuen Long) / New Territories East (Sha Tin, Tai Wai, Ma On Shan, Tai Po, Fanling, Sheung Shui and Tseung Kwan O) / Lantau Island / other outlying islands) of (i) the number of applications for rezoning land for Short Term Tenancy use; (ii) the original use of the land and the change applied for; (iii) the area of land involved; and (iv) the rentals in each of the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 110)

Reply:

If there is vacant government land which has not been designated for a specific use or is not required for implementation of the designated use in the near future and is suitable for temporary use, the Lands Department may consider making the land available for temporary use through Short Term Tenancies (STTs). Generally such STTs are granted for short initial periods of less than five years, for which no rezoning of the land concerned is required.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)302

(Question Serial No. 5442)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding the New Development Areas in the North East New Territories, please advise this Committee on:

1. the revised provision for the freezing survey in the preceding financial year and the expenditure in the next financial year together with the staffing level involved;
2. the progress of the freezing survey and its completion date; and
3. the population and number of households captured in the freezing survey and their geographical distribution.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 113)

Reply:

1. The Lands Department conducted the freezing survey covering non-domestic and domestic structures (including illegal structures) in the proposed Kwu Tung North and Fanling North New Development Areas within the financial year of 2013-14 through temporary redeployment of existing staff. No separate provision was made in the 2013-14 Estimates for this specific purpose.
2. The survey was completed in 2014.
3. A total of about 1 500 households involving 4 300 persons living in the non-domestic or domestic structures (including illegal structures) were captured in the freezing survey. About 600 households involving 1 500 persons were within the Fanling North New Development Area whilst about 900 households involving 2 800 persons were within the Kwu Tung North New Development Area.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)303****(Question Serial No. 6206)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Of all the agricultural land and land zoned "Agriculture" under the Outline Zoning Plan, how much was left idle and how much was used for non-agricultural purposes (such as levelled for building houses, used for open storage, paved with concrete, used for dumping construction waste and filling of over 1.2 metres) in the past five years?

As at	Total area (hectare)	Area of land left idle (hectare)	Area of land used for non-agricultural purposes	Non-agricultural purposes
31.3.2011				
31.3.2012				
31.3.2013				
31.3.2014				
31.3.2015				

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 295)

Reply:

Land zoned "Agriculture" on the statutory plans covers both government land and private land. Lot owners of the private land have the right to decide whether, and if so how, to make gainful use of the land to the extent permissible under the lease and the relevant laws. The Lands Department does not have readily available information on the actual uses on land zoned "Agriculture" at any one point in time.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)304

(Question Serial No. 6276)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

What is the proportion of leases that belong to the “occupy first (unlawful occupation), apply later” category among the currently valid leases?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 629)

Reply:

There were a total of about 5 000 short term tenancies (STTs) as at the end of 2014. We do not have readily available statistics on the percentage share attributable to STTs granted over the years for regularisation of unlawful occupation of government land. For reference, 50 STTs were granted in 2014 for regularisation purpose, involving a total area of about 10 100 square metres or about 2% of land covered by STTs issued in that year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)305****(Question Serial No. 6278)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

For short term tenancies (STTs) granted at nominal rent because of policy support, please provide the number of STTs granted, the land area involved and the number of cases in breach of tenancy agreements in each of the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 635)

Reply:

In general, sites available for temporary use are let at full market rent by way of tender unless the relevant policy bureau gives policy support to direct grant of a site to a particular organisation at nominal rent. The relevant information for the past three years is set out below (the statistics for 2010 and 2011 are not readily available):

Year	Number of short term tenancies (STTs) at nominal rent issued during the year	Total area involved (hectares)
2012	37	90
2013	27	20
2014	27	10

There were about 700 nominal rent STTs as at end of 2014. From 2012 to 2014, a cumulative total of about 50 nominal rent STTs were found in breach of the relevant tenancy conditions.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)306****(Question Serial No. 6279)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the areas of short term tenancy sites resumed for residential purposes in each of the last five years in each District Council district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 636)

Reply:

Among the residential sites disposed of through public land sale in the past five years (i.e. from 2010-11 to 2014-15), 29 sites involved the termination of short term tenancies. A breakdown of the tenancy area of those sites by district is set out below:

District Lands Office	Approximate tenancy area involved (square metres)				
	2010-11	2011-12	2012-13	2013-14	2014-15
Hong Kong East	0	0	4 060	0	0
Hong Kong West & South	0	1 219	0	0	0
Kowloon East	7 040	0	0	0	3 220
Kowloon West	4 780	0	0	0	0
Islands	0	404	200	0	0
North	9 463	0	0	14 600	2 828
Sai Kung	0	15 500	0	45 709	0
Sha Tin	0	0	0	12 027	0
Tai Po	0	0	0	0	0
Tuen Mun	0	0	0	8 130	1 280
Tsuen Wan and Kwai Tsing	0	0	0	2 300	14 160
Yuen Long	18 390	2 559	0	4 400	13 055

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)307

(Question Serial No. 6280)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

How many of the currently valid short term tenancies have been renewed for three times or more consecutively? Please provide in table form a breakdown of these cases by use and by area granted.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 637)

Reply:

There are over 5 000 short term tenancies (STTs) across the whole of Hong Kong. These STTs are normally granted for a fixed term of not more than five years and thereafter monthly or quarterly. Generally, all STTs could continue after the expiry of the fixed terms on a monthly or quarterly basis if the sites are not immediately required for permanent or other temporary uses or the remaining availability of the site for the same short-term use does not justify re-tendering. A STT would be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tender if appropriate. For STT sites which have been re-tendered, the Lands Department does not have readily available statistics or breakdown on cases renewed consecutively for three or more times.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)308

(Question Serial No. 6281)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Please provide the total area of vacant government land currently used for community, institutional or non-profit making purposes on short-term basis and the number of contracts granted.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 638)

Reply:

There were some 700 nominal rent short term tenancies (STTs) as at end of 2014 granted directly to individual organisations with the policy support of relevant policy bureaux. Those STTs were granted for different policy objectives and purposes. We do not have readily available statistics sorted on the basis of “community, institutional or non-profit making purposes”.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)309

(Question Serial No. 6284)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

How is government land let to the public in form of short term tenancy? In what way can the public have access to the List of Vacant Government Sites? Please attach the List of Vacant Government Sites to the reply.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 645)

Reply:

In general, sites of general commercial interest and available for temporary use are let at full market rent by way of open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with or without a concession in rent where the relevant policy bureaux have given policy support for such direct grants. For short term tenancy sites let by open tender, the public may check the webpage of the Lands Department (<http://www.landso.gov.hk/en/stt/index.htm>) for information on land currently under tender invitation, tender forecast and tender result records. For sites which may be temporarily used by District Councils or non-governmental organisations for greening or community purposes, the relevant District Lands Offices (DLOs) have been circulating the lists to the relevant District Councils on a regular basis. The list relevant to the concerned district is also copied to the subject District Office and District Social Welfare Office and is available for inspection at the subject DLO. As the information is readily available publicly through established avenues, it is not reproduced here.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)310

(Question Serial No. 6285)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

How many inspections were initiated by the Government in each of the last five years to check whether the successful tenderers of the short term tenancies (STTs) granted have breached any lease conditions? How many breaches were found each year? Was any STT terminated accordingly; if yes, how many?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 646)

Reply:

The District Lands Offices (DLOs) of the Lands Department normally conduct inspection of sites held by short term tenancy (STT) every three years. The DLOs will also inspect STT sites upon receipt of complaints or referrals. For STT sites granted by tender, the number of inspections conducted by the DLOs for various purposes in 2012, 2013 and 2014 were about 180, 120 and 120 respectively. In respect of those STTs granted by tender, the number of tenancies terminated in 2012, 2013 and 2014 due to breach of STT conditions were two, one and zero respectively. We do not have readily available statistics for 2010 and 2011.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)311

(Question Serial No. 6286)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Why is there a substantial reduction in the estimated area of land for short term tenancies (STTs), particularly land for STTs to be let by direct grant in 2015 when compared with 2014? What proportion of the area of land will be resumed for residential purpose?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 647)

Reply:

The figures on short term tenancies (STTs) shown in the Estimates refer to the STTs granted in the respective years. The area granted by direct grant in 2014 was 26.58 hectares and the estimated area to be granted by direct grant is 12.63 hectares in 2015. The 2015 estimate is based on the information currently available to the Lands Department on the demand for temporary use sites in the year. The estimated reduction is not an indicator of land being reserved for residential purposes.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)312****(Question Serial No. 6289)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- a. Please provide the number of cases and the area of government land unlawfully occupied in each District Council district in the past five years.
- b. Given that regularisation by way of granting Short Term Tenancies to the occupiers is one of the means to address unlawful occupation of government land, how many cases of unlawful occupation of government land were addressed by way of regularisation in the past five years?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 652)

Reply:

- a. The number of cases involving unlawful occupation of government land for each of the 18 districts in the past five years is tabulated below. The Lands Department has no readily available information on the area involved.

District	2010	2011	2012	2013	2014
Eastern	516	569	571	592	952
Wan Chai	771	413	891	630	733
Central & Western	592	324	226	298	369
Southern	731	366	209	349	268
Kwun Tong	235	367	344	455	534
Wong Tai Sin	93	88	77	176	153
Kowloon City	255	266	181	286	357
Sham Shui Po	552	307	389	315	450
Yau Tsim Mong	495	242	352	354	706
Islands	98	49	81	128	152
North	124	116	403	276	217
Sai Kung	359	234	491	541	625
Sha Tin	343	595	548	420	392
Tai Po	289	572	864	577	777

District	2010	2011	2012	2013	2014
Tsuen Wan	254	319	297	347	306
Kwai Tsing	245	284	529	376	373
Tuen Mun	345	245	287	187	165
Yuen Long	777	953	928	1 282	868
Total	7 074	6 309	7 668	7 589	8 397

- b. The number of cases and the area involved in regularisation of unlawful occupation of government land through granting of Short Term Tenancies in 2010 to 2014 are as follows-

	2010	2011	2012	2013	2014
No. of approved regularisation cases	113	132	140	64	50
Approximate total area involved (square metres)	14 000	21 200	10 300	6 100	10 100

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)313****(Question Serial No. 6291)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown by district of the manpower deployed by the Lands Department to directly or indirectly engage in processing small house applications in the past five financial years. How many small house applications have been received, approved or rejected in each district during this period?

District Council district	2010/11(Note)				2011/12(Note)				2012/13(Note)				2013/14(Note)				2014/15(Note)			
	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv
Sai Kung district																				
Kwai Tsing district																				
Tsuen Wan district																				
Islands district																				
Sha Tin district																				
Tai Po district																				
Tuen Mun district																				
Yuen Long district																				
North district																				

Note: (i) Manpower (direct and indirect); (ii) Applications received; (iii) Applications approved; (iv) Applications rejected

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 654)

Reply:

A breakdown of the numbers of staff involved in New Territories District Lands Offices (DLO) for handling small house (SH) applications, the numbers of SH applications received, the numbers of SH applications approved, and the numbers of SH applications rejected in the past five years is set out below:

DLO	2010(Note)				2011(Note)				2012(Note)				2013(Note)				2014(Note)			
	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv
Islands	6	85	22	12	6	110	20	4	7	104	46	34	7	136	40	25	7	81	53	26
North	10	323	117	120	10	427	135	149	9	532	108	62	10	496	121	66	10	590	136	84
Sai Kung	13	167	102	94	12	219	68	102	12	351	82	103	12	213	116	91	10	119	86	111
Sha Tin	7	116	26	56	7	70	2	41	7	114	11	156	7	82	70	127	7	35	53	62
Tai Po	23	321	273	323	20	265	201	349	19	271	249	330	20	297	184	149	20	335	231	207
Tsuen Wan & Kwai Tsing	4	16	66	16	7	51	3	41	1	19	1	12	1	46	4	29	1	25	6	52
Tuen Mun	6	81	56	12	6	109	37	15	6	100	56	27	6	120	45	21	6	179	45	97
Yuen Long	50	850	812	366	50	1123	575	341	29	1199	568	466	38	1176	431	472	38	1158	504	554

Note: (i) Number of Staff Involved; (ii) Number of SH Applications received; (iii) Number of SH Applications approved; (iv) Number of SH Applications rejected

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)314****(Question Serial No. 6292)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. Please provide the total area of land actually used as temporary open storage and container yards in each district in the New Territories.
2. Please provide the total area of land actually used as outdoor waste recycling sites in each district in the New Territories.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 655)

Reply:

For sites granted by way of short term tenancies (STTs) permitting open storage (including storage of containers) and waste recycling, the areas of land granted in each district in the New Territories are set out below-

District Lands Office	Area of STT sites permitting open storage (including storage of containers) (hectares)
Islands	2.50
North	4.32
Sai Kung	0.71
Sha Tin	1.16
Tuen Mun	2.06
Tai Po	2.15
Tsuen Wan & Kwai Tsing	62.00
Yuen Long	8.09
Total	82.99

District Lands Office	Area of STT sites permitting waste recycling (hectares)
Islands	0.10
North	1.33
Sai Kung	-
Sha Tin	-
Tuen Mun	0.26
Tai Po	1.46
Tsuen Wan & Kwai Tsing	0.28
Yuen Long	1.88
Total	5.31

The Lands Department does not have readily available information on the total area of land actually being used as temporary open storage and container yards or outdoor waste recycling sites.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)315****(Question Serial No. 6295)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown by district of the numbers of staff members directly or indirectly handling small house applications under each programme of the Lands Department and the relevant staff expenditure in the Estimates for 2015-16.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 659)

Reply:

The Lands Department has estimated that around 98 staff will be involved in handling small house applications in 2015-16, involving an estimated staff expenditure of about \$41.3 million. A breakdown of the staff resources and expenditure in each New Territories District Lands Office (DLO) for handling small house applications in 2015-16 is set out below:

DLO	Islands	North	Sai Kung	Sha Tin	Tai Po	Tsuen Wan & Kwai Tsing	Tuen Mun	Yuen Long	Total
No. of staff involved	7	10	10	7	19	1	6	38	98
Expenditure (\$ million)	3.0	4.2	4.2	2.8	8.3	0.6	2.5	15.7	41.3

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)316****(Question Serial No. 6567)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Lands Department provide the area of land involved in the Rural Planning and Improvement Strategy/Village Improvement projects and the details of these projects in the past five years (2010 to 2014)?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 668)

Reply:

The projects carried out under Rural Planning and Improvement Strategy/Village Improvement in the past five years and the land involved are as follows-

Year	Details of the works involved	Area of land involved (figures in brackets indicate the private land resumed) (hectares) (about)
2010	Widening of a section of Kong Tai Road of 700 metres (m) long.	1.38 (1.03)
2011	-	-
2012	-	-
2013	Widening of a section of existing access road of 180 m long and construction of a new access road of 120 m long.	0.30 (0.13)
2014	Construction of a new access ramp at She Shan Road and construction of a new access road of 320 m long at Ha Tin Liu Ha and Sheung Tin Liu Ha.	0.86 (0.71)

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)317****(Question Serial No. 7058)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the numbers of small house applications and approved cases within the "Village Type Development" zone or the environs of a recognised village in the past ten years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 689)

Reply:

The statistics on small house applications received and approved by the Lands Department (Lands D) in the past ten years (2005 to 2014) are set out below:

	Number of small house applications received	Number of small house applications approved
10-year period from 2005 to 2014	20 239	11 243

With the approval of the Town Planning Board, small house applications within the village environs of a recognised village but outside the land zoned "Village Type Development" will be considered. The approved small house applications may involve land either in the "Village Type Development" zone or within the village environs of a recognised village. Lands D does not have readily available statistics on the land status (in terms of land use zoning and location within or outside the village environs) in respect of the applications received.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)318****(Question Serial No. 7059)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the numbers of small house applications and approved cases outside the "Village Type Development" zone or the environs of a recognised village in the past ten years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 690)

Reply:

The statistics on small house applications received and approved by the Lands Department (Lands D) in the past ten years (2005 to 2014) are set out below:

	Number of small house applications received	Number of small house applications approved
10-year period from 2005 to 2014	20 239	11 243

With the approval of the Town Planning Board, small house applications within the village environs of a recognised village but outside the land zoned "Village Type Development" will also be considered. The approved small house applications may involve land either in the "Village Type Development" zone or within the village environs of a recognised village. Lands D has no readily available separate statistics on the number of such applications or approved cases involving land outside the areas zoned "Village Type Development" during the 10-year period.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)319

(Question Serial No. 7060)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Will the Government please provide a breakdown by district of the number of indigenous households, the number of members of these households and the number of persons with small house rights in Hong Kong?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 692)

Reply:

The Lands Department has no information on the household population of the New Territories indigenous community. Nor has the Department kept information on the number of indigenous villagers eligible for making small house applications in Hong Kong. This is because the information is fluid and may not serve as a reliable reference when the number of eligible indigenous villagers who are 18 years old or above in a recognised village would change with the birth, growth and passing away of indigenous villagers.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)320

(Question Serial No. 7061)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the numbers of small house applications pending and under processing in the past ten years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 693)

Reply:

As of the end of February 2015, the Lands Department (Lands D) is processing 8 651 small house applications while 3 935 applications received are pending processing. As the figures on applications under and pending processing are constantly changing to reflect the progress of Lands D's case processing work, we do not have readily available statistics capturing those figures on a yearly basis.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)321****(Question Serial No. 7022)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The persistent problem of land shortage has made it difficult for the social welfare sector to launch and deliver services. With the acute demand for land in the social welfare sector and the cessation of operation of the following schools for years, will the Government inform this Committee of the details about utilisation of land resources by the Lands Department (Lands D)? What are the details regarding applications for renting vacant school premises by non-governmental organisations in the past?

District	Year of cessation of operation	School name	School address	Site area (square metre)	Managed by government department/organisation
Islands	2003-2004	Tung Chung Public School	Tung Chung, Lantau Island, New Territories	233	Lands D
Tai Po	2003-2004	King Lam School	Tap Mun, Sai Kung North, New Territories	1 547	Lands D
Tsuen Wan	2003-2004	Fong Yuen School	Tin Liu Tsuen, Kap Shui Mun, Ma Wan, New Territories	120	Lands D
Islands	2004-2005	Peng Chau Nim Shue Wan Shu Chun Public School	Nim Shue Wan Village, Peng Chau, New Territories	555	Lands D
North	2004-2005	Kin Tak Public School	Lin Tong Mei, Sheung Shui, New Territories	4 969	Lands D
Yuen Long	2004-2005	Sha Kong Public Luen Yick School	Sha Kong Wai, Ping Shan, Yuen Long, New Territories (D.D. 129)	1 864	Lands D

District	Year of cessation of operation	School name	School address	Site area (square metre)	Managed by government department/organisation
North	2005-2006	The Kwan Ti Public School	Kwan Tei Tsuen, Fanling, New Territories	5 956	Lands D
North	2005-2006	Lung Shan School	Lung Yeuk Tau, Fanling, New Territories	7 643	Lands D
North	2005-2006	Tung Hing School	Tai Tau Leng Tsuen, Sheung Shui, New Territories	2 917	Lands D
North	2005-2006	Wo Him School	Wo Hop Shek Tsuen, Fanling, New Territories	1 530	Lands D
Yuen Long	2005-2006	Ling Man School	266 Tai Kei Leng Tsuen, Yuen Long	1 215	Lands D
North	2006-2007	Tan Chuk Hang Public School	Tan Chuk Hang, Fanling, New Territories	2 892	Lands D
Tai Po	2006-2007	Luk Heung San Tsuen Public School	Plover Cove Road, Tai Po Market, New Territories	1 590	Lands D
Tai Po	2006-2007	Tai Po Normal School Memorial School	170 Kam Shan, Tai Po, New Territories	4 552	Lands D

Asked by: Hon CHEUNG Kwok-che (Member Question No. 781)

Reply:

In general, the Lands Department (Lands D) would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use. Where the long-term use is yet to be determined or is not yet due for implementation, Lands D would try to put the site to appropriate temporary use(s), including temporary uses by other government bureaux/departments or by parties outside the Government through short term tenancies. For individual government sites which are not suitable for substantive development and for which no designated long-term or temporary uses have been identified, Lands D will consider making the sites available for use, upon application, on short-term basis for greening and community purposes. The list is available for public inspection at 12 District Lands Offices, and copied to the concerned District Offices and District Social Welfare Offices. Relevant information is also circulated to the concerned District Councils on a regular basis.

In respect of the 14 vacant school premises sites (VSP sites) quoted, as at the end of February 2015, four VSP sites had been let out for various uses as shown in the table below:

District	School name	School address	Managed by government department/ organisation and current status
Islands	Tung Chung Public School	Tung Chung, Lantau Island, New Territories	Lands D @
Tai Po	King Lam School	Tap Mun, Sai Kung North, New Territories	Lands D #
Tsuen Wan	Fong Yuen School	Tin Liu Tsuen, Kap Shui Mun, Ma Wan, New Territories	Let out for operation as a heritage museum
Islands	Peng Chau Nim Shue Wan Shu Chun Public School	Nim Shue Wan Village, Peng Chau, New Territories	Lands D #
North	Kin Tak Public School	Lin Tong Mei, Sheung Shui, New Territories	It forms part of a sale site for residential use, which has been put up for sale by tender
Yuen Long	Sha Kong Public Luen Yick School	Sha Kong Wai, Ping Shan, Yuen Long, New Territories (D.D. 129)	Lands D #
North	The Kwan Ti Public School	Kwan Tei Tsuen, Fanling, New Territories	Lands D #
North	Lung Shan School	Lung Yeuk Tau, Fanling, New Territories	Lands D #
North	Tung Hing School	Tai Tau Leng Tsuen, Sheung Shui, New Territories	Lands D @
North	Wo Him School	Wo Hop Shek Tsuen, Fanling, New Territories	Lands D #
Yuen Long	Ling Man School	266 Tai Kei Leng Tsuen, Yuen Long, New Territories	Lands D @
North	Tan Chuk Hang Public School	Tan Chuk Hang, Fanling, New Territories	Let out for use as a non-profit making training and social services centre
Tai Po	Luk Heung San Tsuen Public School	Plover Cove Road, Tai Po Market, New Territories	Let out for use as a non-profit making continuing educational centre
Tai Po	Tai Po Normal School Memorial School	170 Kam Shan, Tai Po, New Territories	Let out for school use

Note

- @ VSP site under consideration/application for other uses
- # VSP site available for application for other uses

Regarding the three VSP sites under application, the proposed uses include social services centre for youth and elderly; residential welfare facilities; temporary institutional and religious purposes.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)322****(Question Serial No. 7023)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Given that there is an acute demand for land in the social welfare sector and the following schools have ceased operation for years, will the Government inform this Committee of the details about utilisation of land resources by the Lands Department (Lands D)? What are the details regarding applications for renting vacant school premises by non-governmental organisations in the past?

District	Year of cessation of operation	School name	School address	Site area (square metre)	Managed by government department/organisation
North	2004-2005	Lung Kai Public School	Ma Cho Lung Village, Sheung Shui, New Territories	2 647	Lands D
Sai Kung	2004-2005	Leung Shuen Bay School	Leung Shuen Bay, Sai Kung, New Territories	1 913	Lands D
Tai Po	2004-2005	Yuk Yin School	Kau Lung Hang Village, Tai Po, New Territories	1 411	A portion managed by private land owner(s); another portion managed by Lands D
Islands	2005-2006	Lo So Shing School	Lo So Shing Village, Lamma Island, New Territories	706	Lands D
North	2005-2006	Lo Wu Public School	Lo Wu Village, Ta Ku Ling, New Territories	2 200	Currently under the purview of the Education Bureau pending transfer to the new user to be identified by Lands D
Tuen Mun	2005-2005	Tai Lam Chung Public School	16 Miles Castle Peak Road, New Territories	1 854	Lands D

District	Year of cessation of operation	School name	School address	Site area (square metre)	Managed by government department/organisation
Yuen Long	2005-2006	Ha Tsuen Heung Pak Nai Public School	Ha Tsuen Heung, Pak Nai, Yuen Long, New Territories	1 600	Lands D
Islands	2006-2007	Peng Chau Chi Yan Public School	9 Chi Yan Lane, Peng Chau, New Territories	1 752 (northern portion) 1 681 (southern portion)	Southern portion managed by private land owner(s); northern portion managed by Lands D
North	2006-2007	Kwan Ah School	Tam Shui Hang Village, Sha Tau Kok, New Territories	878	Lands D
North	2006-2007	Ping Yeung Public School	Ping Yeung Village, Ta Ku Ling, New Territories	16 138	Lands D
North	2006-2007	Sam Wo Public School	Tsung Chai Ling, Muk Wu Tsuen, Ta Ku Ling, New Territories	2 471	Lands D
North	2006-2007	Wah Shan Public School	Wah Shan Village, Sheung Shui, New Territories	13 585	Lands D
Tuen Mun	2006-2007	Kiu Saw Public School	Chung Uk Tsuen, Tuen Mun, New Territories	2 427	A portion managed by private land owner(s); another portion managed by Lands D
Tuen Mun	2006-2007	Lam Tei Gospel School	21.5 Milestone, Lam Tei, Tuen Mun, New Territories	3 173	A portion managed by private land owner(s); another portion managed by Lands D
Tuen Mun	2006-2007	Tuen Mun School	254 Tuen Tse Wai, Tuen Mun, New Territories	4 458	Lands D
Yuen Long	2006-2007	Koon Ying School	Mai Po Village, San Tin, Yuen Long, New Territories	969	Lands D
Yuen Long	2006-2007	Wing On School	Tai Shu Ha West Road, Yuen Long, New Territories	3 566	Lands D

District	Year of cessation of operation	School name	School address	Site area (square metre)	Managed by government department/organisation
Yuen Long	2006-2007	Shung Ching School	Shung Ching San Tsuen, Yuen Long, New Territories	6 297	A portion managed by private land owner(s); another portion managed by Lands D
Yuen Long	2006-2007	Wa Fung School	Lam Hau Ling, Yuen Long, New Territories	3 067	Lands D
Yuen Long	2006-2007	Yau Tam Mei Primary School	Yau Tam Mei Village, Yuen Long, New Territories	2 720	Lands D
Tsuen Wan	2007-2008	Kwai Chung Public School	570 Castle Peak Road, Kwai Chung, New Territories	7 970	Lands D
Yuen Long	2007-2008	Wai Kwan Primary School	Tong Yan San Tsuen, Ping Shan, Yuen Long, New Territories	3 766	A portion managed by private land owner(s); another portion managed by Lands D
Yuen Long	2007-2008	Ying Yin Catholic Primary School	Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long, New Territories	3 091	Lands D
North	2008-2009	King Sau School	Lin Ma Hang, Ta Ku Ling, New Territories	878	Lands D
Yuen Long	2008-2009	Yuen Kong Public School	Yuen Kong Tsuen, Pat Heung, Yuen Long, New Territories	1 499	Lands D

Asked by: Hon CHEUNG Kwok-che (Member Question No. 782)

Reply:

In general, the Lands Department (Lands D) would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use. Where the long-term use is yet to be determined or is not yet due for implementation, Lands D would try to put the site to appropriate temporary use(s), including temporary uses by other government bureaux/departments or by parties outside the Government through short term tenancies. For individual government sites which are not suitable for substantive development and for which no designated long-term or temporary uses have been identified, Lands D will consider making the sites available for use, upon application, on short-term basis for greening and community purposes. The list is available for public inspection at 12 District Lands Offices, and copied to the concerned District Offices and District Social Welfare Offices. Relevant information is also circulated to the concerned District Councils on a regular basis.

Regarding the vacant school premises sites (VSP sites) quoted, as at the end of February 2015, one VSP site had been sold by the Government as part of a residential site, one VSP site had been let out for use as temporary training centre for construction industry and ancillary offices, and most of the remaining VSP sites were under application for various uses, such as community, welfare, cultural or recreational purposes; adventure training centre; and educational and exhibition centre or available for application for greening and community purposes. The current statuses of the sites are shown in the table below -

District	School name	School address	Managed by government department/organisation and current status
North	Lung Kai Public School	Ma Cho Lung Village, Sheung Shui, New Territories	Lands D @
Sai Kung	Leung Shuen Bay School	Leung Shuen Bay, Sai Kung, New Territories	Lands D #
Tai Po	Yuk Yin School	Kau Lung Hang Village, Tai Po, New Territories	A portion managed by private land owner(s); another portion managed by Lands D #
Islands	Lo So Shing School	Lo So Shing Village, Lamma Island, New Territories	Lands D @
North	Lo Wu Public School	Lo Wu Village, Ta Ku Ling, New Territories	Currently under the possession of the Education Bureau pending transfer to the new user to be identified by Lands D
Tuen Mun	Tai Lam Chung Public School	16 Miles Castle Peak Road, New Territories	Lands D @
Yuen Long	Ha Tsuen Heung Pak Nai Public School	Ha Tsuen Heung, Pak Nai, Yuen Long, New Territories	Lands D @
Islands	Peng Chau Chi Yan Public School	9 Chi Yan Lane, Peng Chau, New Territories	Southern portion managed by private land owner(s); northern portion forms part of a sale site for residential use, which was sold in March 2014
North	Kwan Ah School	Tam Shui Hang Village, Sha Tau Kok, New Territories	Lands D @
North	Ping Yeung Public School	Ping Yeung Village, Ta Ku Ling, New Territories	Lands D @
North	Sam Wo Public School	Tsung Chai Ling, Muk Wu Tsuen, Ta Ku Ling, New Territories	Lands D #

District	School name	School address	Managed by government department/organisation and current status
North	Wah Shan Public School	Wah Shan Village, Sheung Shui, New Territories	Lands D #
Tuen Mun	Kiu Saw Public School	Chung Uk Tsuen, Tuen Mun, New Territories	A portion managed by private land owner(s); another portion managed by Lands D @
Tuen Mun	Lam Tei Gospel School	21.5 Milestone, Lam Tei, Tuen Mun, New Territories	A portion managed by private land owner(s); another portion managed by Lands D @
Tuen Mun	Tuen Mun School	254 Tuen Tse Wai, Tuen Mun, New Territories	Lands D @
Yuen Long	Koon Ying School	Mai Po Village, San Tin, Yuen Long, New Territories	Lands D #
Yuen Long	Wing On School	Tai Shu Ha West Road, Yuen Long, New Territories	Lands D #
Yuen Long	Shung Ching School	Shung Ching San Tsuen, Yuen Long, New Territories	A portion managed by private land owner(s); another portion managed by Lands D @
Yuen Long	Wa Fung School	Lam Hau Ling, Yuen Long, New Territories	Lands D @
Yuen Long	Yau Tam Mei Primary School	Yau Tam Mei Village, Yuen Long, New Territories	Lands D #
Tsuen Wan	Kwai Chung Public School	570 Castle Peak Road, Kwai Chung, New Territories	Lands D @
Yuen Long	Wai Kwan Primary School	Tong Yan San Tsuen, Ping Shan, Yuen Long, New Territories	A portion managed by private land owner(s); another portion managed by Lands D #
Yuen Long	Ying Yin Catholic Primary School	Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long, New Territories	Lands D @
North	King Sau School	Lin Ma Hang, Ta Ku Ling, New Territories	Lands D @
Yuen Long	Yuen Kong Public School	Yuen Kong Tsuen, Pat Heung, Yuen Long, New Territories	Let out for use as temporary training centre for construction industry and ancillary offices

Note

- @ VSP site under consideration/application for other uses
- # VSP site available for application for other uses

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)323****(Question Serial No. 7024)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Given that the following schools have ceased operation for years, will the Government inform this Committee of the details about utilisation of land resources by the Lands Department (Lands D)? How will the Government handle those cases of vacant schools with a portion of premises managed by private land owners? What are the details regarding applications for renting vacant school premises by non-governmental organisations?

Tai Po	2006-2007	Kai Chi School	Tai Po Tau Tsuen, Tai Po, New Territories	3 125	a portion managed by private land owner(s); another portion managed by Lands D
Tai Po	2006-2007	Pun Chung Public Primary School	Pun Chung Village, Tai Po, New Territories	1 760	a portion managed by private land owner(s); another portion managed by Lands D

Asked by: Hon CHEUNG Kwok-che (Member Question No. 783)

Reply:

The Lands Department (Lands D) has let out the government land portion in the two schools in question to two non-governmental organisations (NGOs) under two short term tenancies. The government land portion in Kai Chi School was let out for a non-profit making youth centre with ancillary training facilities in May 2011 and that in Pun Chung Public Primary School was let out for a non-profit making community educational centre with ancillary training facilities in July 2011.

In general, for those vacant school premises partly on private lots, any use on the private lot should comply with the lease governing the lot. Interested parties including NGOs may approach the concerned private lot owners if they wish to use or rent the premises within private lots.

As to the vacant school premises on government land, Lands D would, in general, arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use. Where the long-term use is yet to be determined or is not yet due for implementation, Lands D would try to put the site to appropriate use(s), including temporary uses by parties outside the Government through short term tenancies. For individual sites which are not suitable for substantive development and for which no designated long-term or temporary uses have been identified, Lands D will consider making the sites available for use, upon application, on short-term basis for greening and community purposes. A list of such sites is available for public inspection at the 12 District Lands Offices, and copied to the concerned District Offices and District Social Welfare Offices. Relevant information is also circulated to the concerned District Councils on a regular basis. The guidelines for application for use of vacant government land that is available for community, institutional or non-profit making purposes on short-term basis are posted on the Lands D's website.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)324****(Question Serial No. 4228)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

On squatter control and clearance, will the Government please provide the following information:

- 1) the locations and details of the unauthorised structures demolished in 2014; the locations of the unauthorised structures expected to be demolished in 2015 and the relevant work schedule;
- 2) the locations and state of land ownership of the 2 019 structures expected to be cleared in programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) in 2015, the work schedule and the expenditure involved.

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 76)

Reply:

- 1) In 2014, the Lands Department (Lands D) demolished 371 unauthorised squatter structures on government land. The location and details of the unauthorised structures are as follows:

District	Number of structures demolished
Hong Kong	35
Kowloon	26
Tsuen Wan & Kwai Tsing	136
Islands	29
Sai Kung	2
Sha Tin	8
Tai Po	11
North	17

District	Number of structures demolished
Tuen Mun	39
Yuen Long	68
Total	371

Lands D will take squatter control action to demolish the unauthorised structures on government land when they are identified through patrol or receipt of complaints/referrals. We do not have estimates on the designated locations or work schedule for the demolition of unauthorised structures in 2015.

- 2) The structures estimated to be cleared in 2015 under programmed development clearances and emergency clearances are spread across different districts (involving both government land and private land) in which the programmed exercises are expected to take place. Subject to further surveys, the ballpark distribution is as follows:

Location	Estimated Number of Structures
Hong Kong	45
Tsuen Wan	15
Sha Tin	108
Sai Kung	332
Tai Po	259
North	138
Yuen Long	78
Tuen Mun	1 044
Total	2 019

Clearance actions will be scheduled to meet different site requirement dates according to the implementation timetable of programmed developments. The expenditure involved in undertaking the clearance works in 2015 is estimated to be about \$26 million. Land ownership details can only be ascertained upon completion of pre-clearance surveys.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)325

(Question Serial No. 4549)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

1. Over the past five years, how many small house applications has the Lands Department (Lands D) received? What are the numbers of backlog cases and cases being processed? On average, how long does it take for the Department to process a small house application? What is the total area of land currently zoned "Village Type Development" and "village expansion area", and what is the area that can be used for building small houses? What are the estimated expenditure and manpower required for handling this task in 2015-16?
2. Over the past five years, how many applications for rebuilding small houses or squatter structures has Lands D received respectively? What are the numbers of backlog cases and cases being processed? On average, how long does it take for the Department to process an application for rebuilding small houses or squatter structures? What are the estimated expenditure and manpower required for handling this task in 2015-16?

Asked by: Hon KWOK Ka-ki (Member Question No. 99)

Reply:

1. Over the past five years (from 2010 to 2014), the Lands Department (Lands D) received a total of 12 111 small house applications. As at the end of February 2015, the number of small house applications being processed was 8 651 and the number of applications pending processing was 3 935.

In general, Lands D starts to process an application within 12 months after it is received. For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications, depending on the nature and complexity of the issues encountered such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed this period.

According to the Planning Department (PlanD), about 3 339 hectares (ha) of land fall within areas zoned “Village Type Development” (“V”) on the statutory plans. Land under the “V” zones on statutory plans is scattered across the territory and covers existing and recognised villages in the New Territories. PlanD does not have readily available statistics on land available for small house developments in all “V” zones.

There are at present 16 active “village expansion areas” with a total area of about 33 ha within which sites are still available for small house development. These village expansion areas are currently zoned “V” and form part of the total area of “V” zones quoted above.

Many small houses are built on land under private ownership, and the size of individual pieces of private land varies. Lands D does not have readily available information on the total area of land that can be available for building small houses.

It is estimated that around 98 staff will be involved in handling small house applications in 2015-16, involving an estimated staff expenditure of \$41.3 million.

2. Rebuilding of New Territories Exempted Houses (NTEHs) including Small Houses

Over the past five years (from 2010 to 2014), the number of applications received for rebuilding NTEHs (including small houses) was 3 420. As at 28 February 2015, the number of rebuilding applications being processed was 1 941 and no application was pending processing.

For straightforward cases, Lands D takes around eight months to approve an application for rebuilding NTEHs. For complicated cases, the processing time would be longer if there are issues such as local objections, land title or boundary problems or requirements imposed by other regulatory authorities that would need to be resolved.

As some of the staff responsible for rebuilding applications also carry out other duties, we are unable to provide a separate breakdown on the number of staff and staff cost solely for handling rebuilding applications. For reference, the number of posts involved in handling rebuilding applications, amongst other duties, is 70 and the estimated staff expenditure is \$32.5 million in 2015-16.

Rebuilding of Squatter Structures for Domestic Use

For the purpose of this reply, squatter structures in the New Territories include those structures covered by the Squatter Structure Survey in 1982 and other licences such as Government Land Licences, Modification of Tenancy Permits, Short Term Tenancies or Short Term Waivers.

Over the past five years (from 2010 to 2014), the number of applications received for rebuilding squatter structures for domestic use was 175. As at 28 February 2015, the number of rebuilding applications being processed was 47 and no application was pending processing. Processing of applications for rebuilding of squatter structures for domestic use within their existing dimensions is, in general, completed within 48 weeks.

The processing of applications for rebuilding squatter structures for domestic use is part of the land management work of Lands D. Given the relatively small number of cases involved, there is no separate breakdown in respect of the specific expenditure and manpower involved in processing these applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)326

(Question Serial No. 5276)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

1. What were the expenditure and manpower involved in inspections to identify any unlawful occupation of government land in the past five years? How many cases of unlawful occupation of government land were identified during routine inspections by the Lands Department (Lands D) in the past five years and what was their percentage share in the total number of cases of unlawful occupation of government land? What will be the estimated expenditure and manpower required for this task in 2015-16?
2. What were the expenditure and manpower involved in inspections to identify any illegal excavation on private land leading to development in the past five years? How many cases of illegal excavation on private land leading to development were identified during routine inspections by Lands D in the past five years and what was their percentage share in the total number of cases of illegal excavation on private land leading to development? What will be the estimated expenditure and manpower required for this task in 2015-16?
3. How many cases were in breach of the requirements regarding New Territories exempted houses in the past five years? What will be the estimated expenditure and manpower required for handling such cases in 2015-16?
4. Given that the estimated number of structures cleared in programmed squatter clearances or emergency clearances in 2014 is 3 834 while the actual figure is only 1 444, what are the reasons for the significant difference? Why is there a substantial increase in the number of structures cleared in programmed squatter clearances or emergency clearances from 1 444 in 2014 to the estimated figure of 2 019 in 2015? What will be the estimated expenditure and manpower required for this task in 2015-16?

5. How many disputes involving rural land were received by Lands D in the past five years? How long on average does it take for Lands D to resolve a rural land dispute? What will be the estimated expenditure and manpower required for this task in 2015-16?
6. What were the expenditure and manpower involved in investigations into the construction of unauthorised structures in small houses in the past five years? How many cases of unauthorised structures were identified during routine inspections by Lands D in the past five years and what was their percentage share in the total number of cases of unauthorised structures? What will be the estimated expenditure and manpower required for this task in 2015-16?

Asked by: Hon KWOK Ka-ki (Member Question No. 99)

Reply:

Our responses to the different parts of this question are set out below, in seriatum:

1. Conducting inspections of government sites is part of the overall government land control work carried out by the Lands Department (Lands D). During the past five calendar years (2010 to 2014), a total of 1 728 cases of unlawful occupation of government land were identified during routine inspection by Lands D. This represents about 5% of the total number of cases of unlawful occupation of government land handled by Lands D during the period.

In the past five financial years (2010-11 to 2014-15), an average of 211 staff were involved in land control work (which cover not only unlawful occupation of government land but also other duties such as grass cutting, tree management, displaying of roadside banners, etc.), involving an average staff expenditure of \$75 million per year. There is no separate breakdown in respect of the expenditure for conducting inspections of government sites.

In 2015-16, we estimate that a total of 216 posts involving an estimated staff cost of \$87 million will be deployed mainly to take up land control work, including the creation of two non-directorate posts.

2. Given the large area of land in Hong Kong, it is impracticable for Lands D to inspect every piece of private land regularly for the purpose of identifying cases of unauthorised excavation. Lands D mainly acts on such cases upon receipt of complaints, referrals or enquiries. In the past five calendar years (2010 to 2014), Lands D received and followed up on one enquiry concerning unauthorised excavation on private land leading to development. As staff handling unauthorised excavation on private land (which is part of the lease enforcement work) also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely for handling unauthorised excavation on private land.

3. & 6. The Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) (including small houses) in accordance with the Buildings Ordinance (Cap. 123) and the prevailing enforcement policy. Where the UBWs constitute a breach of lease conditions (normally a breach of the development conditions, e.g. number of storeys and building height), Lands D would take appropriate lease enforcement action having regard to the enforcement action taken or to be taken by BD according to the law. The number of confirmed cases involving breach of development conditions of NTEHs (including small houses) in the past five calendar years (2010 to 2014) is 934, 1 383, 510, 415 and 382 respectively. As staff handling breach of development conditions of NTEHs (which is part of the lease enforcement work) also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely for handling breach of development conditions of NTEHs.
4. The decrease in the actual figure in 2014 is mainly due to deferral of some projects. The increase in the estimated figure in 2015 is mainly due to the re-scheduling of clearance projects scheduled for 2014-15 to 2015-16. The manpower and expenditure involved in undertaking the clearance work in 2015-16 are estimated to be about 58 officers and \$26 million respectively.
5. In the absence of a definition for “rural land disputes” which may cover a wide spectrum of scenarios, we have not been keeping statistics based on this classification.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)327****(Question Serial No. 5367)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Government provide a list of short term tenancies (STTs) granted in the past five years and planned to be granted in 2015-2016 with details including the specific location, site area, income generated and use of each STT?

Asked by: Hon KWOK Ka-ki (Member Question No. 186)

Reply:

The area of land covered by short term tenancies (STTs) issued in 2012, 2013, and 2014 by district is tabulated below. As the figures for 2010 and 2011 are not readily available, we have only provided the figures for the past three years.

	Area of land granted by STTs (hectare)		
	2012	2013	2014
Hong Kong East	1.44	1.27	0.88
Hong Kong West & South	0.85	4.25	4.08
Kowloon East	9.09	13.13	7.29
Kowloon West	15.32	12.40	7.92
Islands	46.81	6.42	5.00
North	4.28	6.32	3.64
Sai Kung	2.23	4.84	3.27
Sha Tin	3.12	4.66	17.51
Tuen Mun	3.75	6.13	1.07
Tai Po	5.37	4.17	0.88
Tsuen Wan & Kwai Tsing	21.64	10.19	7.28
Yuen Long	12.89	1.12	5.01
Sites for railway development projects	12.35	0.04	0.17
Total	139.14	74.94	64.00

The users of the above STTs mainly include fee-paying car parks, open storage, container storage/handling, workshops for recycling/vehicle repairing/boat building/repairing, concrete production, plant nurseries, private gardens, works areas/sites required for public rental housing/Home Ownership Scheme/railway development projects, and religious/community/other non-profit making uses.

The respective yearly rental revenues for the past five years are as follows.

Year	Amount of STT rental revenue (\$ million)
2010-11	1,062.6
2011-12	1,283.0
2012-13	1,307.8
2013-14	1,260.3
2014-15 (up to 28 February 2015)	1,199.2

It is estimated that a total area of 47.63 hectares will be let by tender or direct grant in 2015. The estimate is based on information on the possible demand currently known to the Lands Department. As it is only an estimate, detailed information is not available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)328

(Question Serial No. 6104)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Does the Government have any plan to review whether sites currently under short term tenancies can be rezoned to allow for long-term uses such as housing or community facilities? If yes, what will be the progress of the review and the expenditure involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 203)

Reply:

The Government has adopted a multi-pronged approach to increase land supply to meet the housing and other development needs of Hong Kong. As one of the initiatives under the multi-pronged approach, the Government has been undertaking various land use reviews. The Lands Department has assisted the Planning Department in its territory-wide reviews, which include sites under short term tenancies. Suitable sites have been identified through the land use reviews for housing and other purposes. Some of the sites so identified have been rezoned to residential use and included in the Land Sale Programme or allocated to the Housing Department for public housing development, while some sites are undergoing the statutory rezoning procedures or under various technical assessments/studies by the concerned departments.

We are unable to provide the expenditure for providing support in the various land use reviews as the staff involved also handle other land administration work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)329

(Question Serial No. 6105)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

How many applications for building small houses in the New Territories were received in the past five years? How many are being processed and how many have been approved? What was the area of land in "Village Type Development" zones involved? How many applications for building small houses in the New Territories are expected to be received, processed and approved in 2015-2016? What is the expected area of land in "Village Type Development" zones involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 204)

Reply:

Over the past five years (from 2010 to 2014), the Lands Department (Lands D) received a total of 12 111 small house applications and approved a total of 5 761 small house applications. As at the end of February 2015, the number of small house applications being processed was 8 651. Lands D has no readily available information on the total area of land involved in the area zoned "Village Type Development" for the approved small house applications.

Lands D is not in a position to forecast the number of small house applications to be received in 2015-16. It is Lands D's performance pledge to complete the processing of not less than 2 300 small house applications in a year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)330****(Question Serial No. 6106)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide details about the applications for land exchange received, processed and approved by the Government in the last five years and the expenditure involved.

Asked by: Hon KWOK Ka-ki (Member Question No. 205)

Reply:

The Lands Department received 127 valid applications for land exchange in the past five years from 1 April 2010 up to end of February 2015, of which 26 cases were approved and executed, 16 cases were withdrawn, one case was rejected and 84 cases were under processing as at the end of February 2015. Details of the 26 executed cases are as follows:

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land transaction^{Note}	Land premium (\$)
1.	12 August 2011	Lot 1927 in DD 107 Sha Po, Kam Tin, Yuen Long	175 977	Non-industrial (excluding godown, office, hotel and petrol filling station)	7,021,310,000
2.	28 November 2011	YLTL 526 Tai Kei Leng, Yuen Long	34 500	Residential	414,120,000

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land transaction ^{Note}	Land premium (\$)
3.	30 November 2011	IL 8978 Tanner Road, North Point	8 538	(i) Non-industrial (excluding residential, godown, hotel and petrol filling station), (ii) private residential of the selected tenants, (iii) residential care home as defined in the Residential Care Homes (Elderly Persons) Ordinance and (iv) day care centre for the elderly	1,076,040,000
4.	31 January 2012	NKIL 6333 West Rail - Nam Cheong Station	61 755	Non-industrial (excluding godown, hotel and petrol filling station) and the Nam Cheong Station	1,000
5.	6 February 2012	NKIL 6511 11 and 11A Grampian Road, Kowloon City	1 083	Private residential	92,370,000
6.	10 February 2012	FSSTL 249 Junction of Lok Yip Road and On Chuen Street, On Lok Tsuen, Fanling	874	Industrial and/or godown	30,610,000
7.	7 March 2012	KIL 11213 Hoi Ting Road, Yau Ma Tei	1 943	The Red Cross Headquarters	1,000
8.	24 July 2012	IL 9038 Peel Street and Graham Street, Central (Urban Renewal Authority project)	1 690	Non-industrial (excluding godown, hotel and petrol filling station)	1,000
9.	11 September 2012	Lot 1868 in DD Cheung Chau Wo Shun Lane, Cheung Chau	1 610	Residential	41,360,000
10.	25 October 2012	KTIL 758 52, 54, and 56 Tsun Yip Street, Kwun Tong	2 787	Non-residential (excluding hotel, petrol filling station and residential care home)	1,027,440,000

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land transaction ^{Note}	Land premium (\$)
11.	20 November 2012	TWTL 401 West Rail - Tsuen Wan West Station	42 870	Non-industrial (excluding godown, hotel and petrol filling station), railway station and station carpark	1,000
12.	10 December 2012	TMTL 414 Fu Tei Road, Fu Tei, Tuen Mun	1 122	Residential care home	1,000
13.	21 December 2012	KIL 11212 Sai Yee Street, Nelson Street and Fa Yuen Street, Mong Kok (Urban Renewal Authority project)	2 478	Non-industrial (excluding godown, hotel and petrol filling station)	1,000
14.	7 February 2013	FSSTL 252 Junction of Lok Yip Road and On Kui Street, On Lok Tsuen, Fanling	766	Industrial and/or godown	31,730,000
15.	30 April 2013	TWTL 402 West Rail - Tsuen Wan West Station	13 804	Non-industrial (excluding godown, petrol filling station and hotel) and underground railway tunnels for the West Rail	1,000
16.	16 May 2013	KTIL 759 180 Wai Yip Street, Kwun Tong	3 710	Non-residential (excluding hotel, petrol filling station and residential care home)	1,955,820,000
17.	27 June 2013	KIL 11232 311A-311D, 313 and 313A-313C, Prince Edward Road West, Kowloon City	1 616	Private residential	592,190,000
18.	24 October 2013	IL 9042 Hoi Yu Street, North Point	526	Gas pigging station	9,920,000
19.	10 January 2014	KIL 11231 Observatory Road, Tsim Sha Tsui	1 279	Non-industrial (excluding residential, godown and petrol filling station)	133,720,000

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land transaction ^{Note}	Land premium (\$)
20.	18 February 2014	Lot 2300 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	1 218	Private residential	17,400,000
21.	17 March 2014	KTIL 760 15-17 Chong Yip Street, Kwun Tong	1 931	Non-residential (excluding hotel, petrol filling station and residential care home)	1,121,710,000
22.	8 May 2014	AIL 461 Wong Chuk Hang Road, Wong Chuk Hang	2 369	Non-residential (excluding hotel, petrol filling station and residential care home)	1,069,730,000
23.	28 May 2014	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	3 418	Private residential	63,590,000
24.	20 June 2014	IL 9055 19 Sandy Bay Road, Pokfulam	707	Non-profit making rehabilitation centre	1,000
25.	30 July 2014	Lot 4303 in DD 124 Tan Kwai Tsuen, Yuen Long	4 495	Private residential	197,130,000
26.	19 December 2014	NKIL 6514 Hong Ning Road, Mut Wah Street, Hip Wo Street, Kwun Tong (Urban Renewal Authority project)	21 754	Non-industrial (excluding godown, hotel and petrol filling station but including an electricity sub-station)	1,000

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

We are unable to provide the expenditure for processing the land exchange applications as the staff involved also handle other land administration work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)331

(Question Serial No. 6107)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Please provide details about the applications for revitalisation of industrial buildings received, processed and approved by the Government in the last five years and the expenditure involved.

Asked by: Hon KWOK Ka-ki (Member Question No. 206)

Reply:

The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of old industrial buildings aimed at providing more floor space that meets Hong Kong's changing social and economic needs. The measures came into effect on 1 April 2010 and will end on 31 March 2016. As at end February 2015, the Lands Department (Lands D) had received 21 applications for redevelopment and 127 applications for wholesale conversion under the measures, of which 17 applications for redevelopment and 90 applications for wholesale conversion had been approved. Besides, there are 20 applications under processing and another 21 applications have been withdrawn during processing or rejected.

A dedicated team has been set up in Lands D to process the applications. The team now comprises 12 staff and the staff expenditure in 2014-15 is about \$6 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)332

(Question Serial No. 7074)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

What are the estimated expenditure and manpower for the research, planning and land resumption and clearance work for Hung Shui Kiu New Development Area Planning and Engineering Study, Tung Chung New Town Extension Study and North East New Territories New Development Areas Planning and Engineering Study in 2015-16?

Asked by: Hon KWOK Ka-ki (Member Question No. 99)

Reply:

For the planning of New Development Areas and new town extensions, the Lands Department is mainly involved in work relating to land resumption, clearance, land allocation and preparatory work for land disposal. No expenditure and manpower will be incurred in 2015-16 for these areas of work for the proposed Hung Shui Kiu New Development Area and Tung Chung New Town Extension which are still at the planning stage. For the proposed Kwu Tung North and Fanling North New Development Areas in North East New Territories, about 36 staff involving an estimated expenditure of \$15 million will be earmarked in 2015-16 for preparatory work falling under the Department's purview.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)333****(Question Serial No. 4257)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. How many hectares of land were resumed with the assistance of the Lands Department (Lands D) to meet the land requirement(s) of various public works and other projects in each of the past five financial years?
2. Of the pieces of land resumed, how many were:
 - i. active agricultural land?
 - ii. deserted agricultural land?
 - iii. brownfield sites?
3. How many persons were affected in the land resumption cases conducted with the assistance of Lands D in each of the past five financial years?

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 88)

Reply:

In the past five financial years, a total of about 79 hectares (ha) of land were resumed for public works and other projects. The details are tabulated below-

Financial Year	Area Resumed (figures in brackets indicate the area under cultivation shortly before the resumption and based on which ex-gratia allowances for the agricultural activities were assessed) (ha) (about)	No. of Persons Affected (figures include all persons occupying private land and government land cleared for the concerned projects requiring resumption) (about)
2010-11	4.89 (1.19)	33
2011-12	4.10 (0.70)	2
2012-13	54.84 (10.27)	565

Financial Year	Area Resumed (figures in brackets indicate the area under cultivation shortly before the resumption and based on which ex-gratia allowances for the agricultural activities were assessed) (ha) (about)	No. of Persons Affected (figures include all persons occupying private land and government land cleared for the concerned projects requiring resumption) (about)
2013-14	4.03 (0.63)	242
2014-15 (Up to end of February 2015)	11.01 (2.08)	426

We do not have readily available records indicating how the rest of the land resumed was actually used before the resumption.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)334****(Question Serial No. 4259)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the cases involving breaches of lease conditions against which the Lands Department took land control actions in each of the past five years,

1. how many of these enforcement actions involved retail and wholesale activities in industrial units? Please provide a breakdown for the 18 districts.
2. how many of these enforcement actions involved retail and wholesale activities in residential units? Please provide a breakdown for the 18 districts.

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 89)

Reply:

1. The Lands Department (Lands D) does not have readily available information on the number of lease enforcement actions taken against retail and wholesale activities in industrial units. The available statistics regarding lease enforcement action taken against non-conforming uses (including but not limited to non-conforming uses in the form of retail and wholesale activities) in industrial buildings in all the 12 District Lands Offices (DLOs) in the past three years (2012 to 2014) are as follows:

DLO	Number of cases with lease enforcement action taken against non-conforming uses in industrial buildings		
	2012	2013	2014
Hong Kong East	10	6	20
Hong Kong West & South	17	24	6
Kowloon East	29	61	35
Kowloon West	31	40	18
Islands	0	0	0
North	2	0	0
Sai Kung	0	0	0

DLO	Number of cases with lease enforcement action taken against non-conforming uses in industrial buildings		
	2012	2013	2014
Sha Tin	22	22	25
Tuen Mun	11	9	8
Tai Po	0	0	0
Tsuen Wan & Kwai Tsing	35	46	97
Yuen Long	0	0	0
Total	157	208	209

Note: Statistics for 2010 and 2011 are not readily available.

2. Lands D does not have readily available information on the number of lease enforcement actions taken against retail and wholesale activities in residential units. The available statistics regarding lease enforcement action taken against non-conforming uses (including but not limited to non-conforming uses in the form of retail and wholesale activities) in non-industrial buildings (including residential buildings) in all the 12 DLOs in the past three years (2012 to 2014) are as follows:

DLO	Number of cases with lease enforcement action taken against non-conforming uses in non-industrial buildings		
	2012	2013	2014
Hong Kong East	88	25	35
Hong Kong West & South	17	21	31
Kowloon East	6	27	12
Kowloon West	6	11	3
Islands	0	5	0
North	4	0	0
Sai Kung	0	0	0
Sha Tin	0	0	0
Tuen Mun	0	0	0
Tai Po	2	0	0
Tsuen Wan & Kwai Tsing	32	8	25
Yuen Long	0	0	0
Total	155	97	106

Note: Statistics for 2010 and 2011 are not readily available.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)335****(Question Serial No. 4260)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. Since the policy of revitalising industrial buildings was introduced in 2010, how many applications for wholesale conversion and redevelopment have been received each year? How many of these applications have been approved? Where are the industrial buildings located?
2. What are the land uses involved in the approved applications for conversion and redevelopment? Please provide a breakdown by year and by use.

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 90)

Reply:

1. The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of old industrial buildings aimed at providing more floor space that meets Hong Kong's changing social and economic needs. The measures came into effect on 1 April 2010 and will end on 31 March 2016. As at end February 2015, the Lands Department (Lands D) had received 21 applications for redevelopment and 127 applications for wholesale conversion under the measures, of which 17 applications for redevelopment and 90 applications for wholesale conversion had been approved. A breakdown of the number of applications by year is shown below-

	Redevelopment		Wholesale conversion	
	Applications received (a)	Applications approved* (b)	Applications received (c)	Applications approved# (d)
1.4.2010-3 1.3.2011	10	10	37	27
1.4.2011-3 1.3.2012	2	2	22	19
1.4.2012-3 1.3.2013	4	4	21	19

	Redevelopment		Wholesale conversion	
	Applications received (a)	Applications approved* (b)	Applications received (c)	Applications approved# (d)
1.4.2013-3 1.3.2014	1	1	25	20
1.4.2014-2 8.2.2015	4	0	22	5
Total	21	17	127	90

* Out of the applications received under (a)

Out of the applications received under (c)

Among the approved cases, a majority of the industrial buildings concerned are located in Kwun Tong and Kwai Chung. The geographical distribution of the applications is shown below -

	Wholesale Conversion		Redevelopment		Total	
	Received	Approved	Received	Approved	Received	Approved
Hong Kong	8	5	2	2	10	7
Kowloon	79	58	15	12	94	70
New Territories	40	27	4	3	44	30
Total	127	90	21	17	148	107

2. Lands D would process the applications according to new uses proposed by the applicants. There is no requirement for the applicants to apply for any specific uses under the revitalisation measures. For the approved applications, the main proposed new uses are hotels, offices, eating places, as well as shops and services. A summary of the major uses is shown below:

(a) Wholesale conversion

Uses	Applications received	Applications approved	Gross Floor Area (GFA)/ Room number involved ^{Note 1}
(a) Hotel use	30	18	141 689 m ² (Room: 2 950)
(b) Office and other major uses ^{Note 2}	97	72	801 546 m ²

(b) Redevelopment

Uses ^{Note 3}	Applications received	Applications approved	GFA/ Room number involved ^{Note 1}
(a) Hotel use	5	3	22 065 m ² (Room: 650)
(b) Office/Commercial use	10	9	235 759 m ²
(c) Residential use	6	5	58 776 m ²

Note 1: The figures (both GFA and hotel room number) represent the total of the approved applications, with those approved but subsequently withdrawn/terminated excluded.

Note 2: Except for hotel use, applicants for wholesale conversion usually apply to Lands D for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include offices, shops and services, eating places, information technology and telecommunications, education institutions and places of recreation, sports or culture, and they are often not mutually exclusive.

Note 3: Applications for redevelopment may cover two categories of uses in the table, and they are counted towards their primary proposed use.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)336****(Question Serial No. 5663)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

- (1) What were the reasons for clearing squatter structures in the past five years? Please provide in table form (reference may be made to the following table and please indicate what "Others" refer to) the numbers of cases involving:

	Unauthorised extension	Unauthorised transaction	Change of materials	Fire/Landslide	Others
2010					
2011					
2012					
2013					
2014					

- (2) What is the estimated expenditure required for the clearance this year?
- (3) Many squatter residents living in the New Territories said that they were not familiar with the law and did not know they were not allowed to repair the squatter structures or raise the roofs without permission. But the structures need to be repaired or the roofs raised for heat insulation in order to improve the living conditions. In the end they were asked by the Squatter Control Unit to demolish their structures. With the clearance and resumption of the land, the residents were made homeless. Given that the residents are not familiar with the law and some alterations (e.g. raising the roofs for heat insulation) are justifiable, will the Government review the existing squatter policy, relax the restrictions or deal with the breaches leniently?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 532)

Reply:

- (1) The Government conducted a territory-wide Squatter Control Survey in 1982 (SCS) during which the locations, dimensions, height, building materials and use of squatter structures were recorded (the SCS Record). Those surveyed structures, still unauthorised and temporary in nature, are tolerated until they are required to be cleared for development, environmental improvement or safety reasons, or until they are phased out through natural wastage (e.g. when the structures are not occupied or cease to exist). The locations, dimensions, height, building materials and use of those surveyed structures should comply with the SCS Record. Non-compliance may result in cancellation of the tolerated status of the surveyed structures, deletion of the relevant SCS Record and eventually clearance. The Lands Department (Lands D) does not have readily available statistics giving a breakdown of the number of surveyed structures cleared by the reasons prompting the clearances.
- (2) The estimated demolition cost for 2015-16 is about \$3 million.
- (3) Under the squatter control policy, repair of surveyed structures is allowed, provided that approval of the respective Squatter Control Office is obtained and there is no change to the location, dimensions, height, building materials and use as recorded in the 1982 SCS. If the surveyed structure deviates from the SCS Record, Lands D will issue a warning letter to the occupier(s) requiring rectification of the irregularities before a specified date, failing which the concerned SCS Record will be cancelled and appropriate enforcement action will be taken by Lands D. In case any occupiers are rendered homeless due to the clearance action, upon referral by Lands D, they will be arranged for admission to the transit centres of the Housing Department. At this stage, the Government has no plan to change the current policy on surveyed structures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)337

(Question Serial No. 5673)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

How many cases of unauthorised structures on private agricultural land did the Lands Department handle in the last three years? How many of these cases involved enforcement actions? How many involved removing the structures by the owners as required? How many involved removal by the Government?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 548)

Reply:

The relevant statistics regarding unauthorised structures on private agricultural land handled by the Lands Department (Lands D) in the last three calendar years (2012 to 2014) are as follows:

Calendar Year	2012	2013	2014
(a) Number of cases of unauthorised structures on private agricultural land identified ^(Note)	606	621	810
(b) Number of cases involving enforcement actions ^(Note) (i.e. issue of warning letters/statutory notices)	426	528	665
(c) Number of cases of unauthorised structures demolished by the owners ^(Note)	1	0	125
(d) Number of cases of unauthorised structures demolished by Lands D ^(Note)	5	4	15

Note: The cases processed in a year may not necessarily correspond to the cases identified in the same year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)338

(Question Serial No. 3835)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding the work to enhance the quality of the territory-wide 3D spatial data, will the Government inform this Committee:

- (1) of the number of purchase orders for the territory-wide 3D spatial data and the total number of tiles of data involved in the past five years;
- (2) whether the Government will make the territory-wide 3D spatial data available for free access so as to encourage more technology start-ups to use these data for app development, given that free online government information will be released in digital formats from this year onwards as mentioned in paragraph 46 of the Budget Speech? If yes, what are the details; if no, what are the reasons?
- (3) whether the Lands Department has any plan to provide more geospatial data (such as those of buildings, infrastructures and terrain surface) in machine-readable format in the Data.One portal?
- (4) of its plan to enhance the quality of the territory-wide 3D spatial data, including the specific targets, details, timetable and the expenditure and manpower required?

Asked by: Hon MOK Charles Peter (Member Question No. 50)

Reply:

- (1) Since the launch of the 3D spatial data product to the general public in July 2012, the Lands Department (Lands D) has recorded a total of 297 purchase orders and supplied 1 616 map sheets in response to those orders.
- (2) Same as the other digital map products, the supply of 3D spatial data to the public is currently subject to payment of a fee reflecting the cost incurred in supplying the data. Lands D will review if the 3D image is suitable to become free online government information.

- (3) Lands D has provided two sets of free map data, namely Digital Topographic Map (B100k-OM) and Digital Orthophoto Map (DOPM100-L0-OM), in machine-readable format for online download through the “Data.One” website since July 2014. Lands D is planning to provide a new mapping service through Application Programming Interfaces to deliver maps to both public and private sectors more efficiently, and will continue to explore the free dissemination of more geo-spatial data or services online.
- (4) Lands D is exploring the latest surveying technologies with a view to improving the quality and efficiency of capturing 3D spatial data. Specifically, the Department is planning to enhance the existing 3D Spatial Data Processing System so as to replace the existing software platform, integrate the latest spatial technologies and improve the overall system performance and the quality of the 3D spatial data.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)339****(Question Serial No. 7041)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the review of the New Territories small house policy, will the Government inform this Committee how many small house applications have been received over the past ten years? How many of these applications have been approved and rejected?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 76)

Reply:

The relevant statistics are set out below:

	Total number of small house applications received	Total number of small house applications approved	Total number of small house applications rejected
10-year period from 2005 to 2014	20 239	11 243	8 939

Note: Due to the variations in time required for processing individual small house applications, the applications approved and rejected during the 10-year period may not correspond with the applications received during the period.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)340

(Question Serial No. 3750)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Legal Advice
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

In 2015-16, the Lands Department will continue to expedite the approval of legal title of former owners and preparation of compensation documents in respect of private land resumed under various infrastructure projects. Will the Government inform this Committee:

- (1) of the average time and expenditure required for handling the task of approving legal titles of former owners and preparing compensation documents presently; and
- (2) whether any target, including the average time and expenditure required, has been set for expediting the task? If yes, what are the details; if no, what are the reasons?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 52)

Reply:

- (1) The title checking and preparation of compensation documents in respect of resumption of private land is handled partly internally by the Legal Advisory and Conveyancing Office (LACO) of the Lands Department and partly through contracting out to private solicitor firms. On average, about three months are required to process a case, at an average cost of about \$2,900.
- (2) To expedite the approval of legal title of former owners and preparation of compensation documents in respect of private land to be resumed for infrastructure projects, LACO will continue to contract out the title checking and related work to private solicitor firms and will seek to expand the scale of contracting-out in response to any increase in the number of resumption projects. We do not expect significant change to the average time to be taken by LACO or contracted-out solicitor firms to complete the work. The financial provision earmarked for this area of work in 2015-16, in terms of staff costs and fees for contracting out, is similar to that for 2014-15.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)341****(Question Serial No. 4476)**

Head: (91) Lands Department

Subhead (No. & title): (000) Operational Expenses

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the engagement of outsourced workers, please provide the following information:

	2014-15 (the latest position)
Number of outsourced service contracts	()
Total payments to outsourced service providers	()
Duration of service of each outsourced service provider	()
Number of outsourced workers engaged through outsourced service providers	()
Details of the positions held by outsourced workers (e.g. customer service, property management, security, cleansing and information technology)	
Monthly salary range of outsourced workers	
• \$30,001 or above	()
• \$16,001 to \$30,000	()
• \$8,001 to \$16,000	()
• \$6,501 to \$8,000	()
• \$6,240 to \$6,500	()
• under \$6,240	()
Length of service of outsourced workers	
• over 15 years	()
• 10 to 15 years	()
• 5 to 10 years	()
• 3 to 5 years	()
• 1 to 3 years	()
• under 1 year	()
Percentage of outsourced workers against the total number of staff in the Department	()
Percentage of payments to outsourced service providers against the total staff costs of the Department	()
Number of workers who received severance payment/long service payment/contract gratuity	()

Amount of severance payment/long service payment/contract gratuity paid	()
Number of workers with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	()
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	()
Number of workers with paid meal break	()
Number of workers without paid meal break	()
Number of workers working 5 days per week	()
Number of workers working 6 days per week	()

() Change in percentage as compared with 2013-14

Asked by: Hon WONG Kwok-hing (Member Question No. 78)

Reply:

The Lands Department (Lands D) uses outsourced services in slope maintenance, land and property management, survey and mapping, information technology, office cleansing and support services, etc. The requested information for 2014-15 is provided below:

(a) Number of outsourced service contracts

	2014-15 (as at 31.12.2014)
Number of contracts	97 (-8%)

Figure in () denotes percentage change as compared with 2013-14

(b) Total expenditure for outsourced service providers

	2014-15 (as at 31.12.2014)
Total expenditure	\$135 million (+7%)

Figure in () denotes percentage change as compared with 2013-14

(c) Duration of outsourced service contracts

	2014-15 (as at 31.12.2014)
Duration of service	Number of contracts
6 months or less	10 (-38%)
Over 6 months to 1 year	17 (+70%)
Over 1 year to 2 years	49 (-18%)
Over 2 years	21 (+11%)
Total:	97 (-8%)

Figures in () denote percentage changes as compared with 2013-14

(d) Number of workers engaged through outsourced service providers

	2014-15 (as at 31.12.2014)
Total number of workers	996 (-7%)

Figure in () denotes percentage change as compared with 2013-14

(e) Work nature of outsourced workers

Nature of service contracts	2014-15 (as at 31.12.2014)
	Number of workers
Slope maintenance	205 (+10%)
Land and property management	614 (-10%)
Survey and mapping	93 (-14%)
Information technology	67 (-9%)
Office cleansing and support services	17 (0%)
Total:	996 (-7%)

Figures in () denote percentage changes as compared with 2013-14

(f) Salaries and length of service of outsourced workers

The outsourced service contracts did not contain information about the wages of outsourced workers except for those involving the supply of security guards and cleansing workers. For the latter two types of contracts, the contractors are required to pay their non-skilled workers at not less than the statutory minimum wage rate plus one paid rest day for every period of seven days.

Lands D does not have information on the years of service of outsourced workers who are employees of the contractors.

(g) Percentage of outsourced workers against the total staff in Lands D

	2014-15 (as at 31.12.2014)
Percentage of workers against the total staff	23.4% (-9.7%)

Figure in () denotes percentage change as compared with 2013-14

(h) Percentage of expenditure for outsourced service providers against the total staff costs in Lands D

	2014-15 (as at 31.12.2014)
Percentage of expenditure against the total staff costs	10.6% (+6%)

Figure in () denotes percentage change as compared with 2013-14

(i) Severance payments, long service payments or end-of-contract gratuities paid to outsourced workers

The outsourced workers were employed by the contractors. Lands D does not have the required information.

(j) Paid meal break for outsourced workers

The outsourced workers were employed by the contractors, and whether the meal break was paid or not is governed by the employment contracts between the contractors and outsourced workers. Lands D does not have such contractual information between the two parties.

(k) Working days of outsourced workers

Lands D does not have information on the working days of outsourced workers who were the employees of the contractors and were under the deployment of the latter.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)342****(Question Serial No. 4477)**

Head: (91) Lands Department

Subhead (No. & title): (000) Operational expenses

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the engagement of agency workers, please provide the following information:

	2014-15 (the latest position)
Number of contracts with employment agencies	()
Contract sum paid to each employment agency	()
Duration of service of each employment agency	()
Number of agency workers	()
Details of the positions held by agency workers	
Monthly salary range of agency workers	
• \$30,001 or above	()
• \$16,001 to \$30,000	()
• \$8,001 to \$16,000	()
• \$6,501 to \$8,000	()
• \$6,240 to \$6,500	()
• under \$6,240	()
Length of service of agency workers	
• over 15 years	()
• 10 to 15 years	()
• 5 to 10 years	()
• 3 to 5 years	()
• 1 to 3 years	()
• under 1 year	()
Percentage of agency workers against the total number of staff in the Department	()
Percentage of payments to employment agencies against total staff costs of the Department	()
Number of workers who received severance payment/long service payment/contract gratuity	()
Amount of severance payment/long service payment/contract gratuity paid	()

Number of workers with severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	()
Amount of severance payment/long service payment offset by or contract gratuity calculated from the accrued benefits attributable to employer's contributions to MPF	()
Number of workers with paid meal break	()
Number of workers without paid meal break	()
Number of workers working 5 days per week	()
Number of workers working 6 days per week	()

() Change in percentage as compared with 2013-14

Asked by: Hon WONG Kwok-hing (Member Question No. 79)

Reply:

The information in respect of use of agency workers based on the figures as at 30 September 2014, excluding services provided under term contracts centrally administrated by the Office of the Government Chief Information Officer, is appended below.

(a) Number of contracts with employment agencies (EAs)

As at 30 September 2014, the Lands Department (Lands D) had ten contracts with EAs.

(b) Contract sum and duration of contracts

Contract sum	2014-15 (as at 30.9.2014)
	Number of contracts
Less than \$0.5 million	5 (-38%)
\$0.5 million to \$1 million	5 (0%)
Over \$1 million	0 (0%)
Total:	10 (-23%)

Duration of contracts	2014-15 (as at 30.9.2014)
	Number of contracts
6 months or less	0 (0%)
Over 6 months to 1 year	10 (-23%)
Over 1 year to 2 years	0 (0%)
Over 2 years	0 (0%)
Total:	10 (-23%)

Figures in () denote percentage changes as compared with the same reference date in 2013-14

(c) Number and job categories of workers

Job categories of workers	2014-15 (as at 30.9.2014)
	Number of workers
Backend office support	20 (+33%)
Technical services	39 (-11%)
Total:	59 (0%)

Figures in () denote percentage changes as compared with the same reference date in 2013-14

(d) Monthly salary range of agency workers

Lands D specified in these contracts that the EAs must pay their agency workers wages not lower than the average monthly wages for “General Worker for all selected industries” published by the Census and Statistics Department in the Quarterly Report of Wage and Payroll Statistics for December 2010. In addition, EAs are obligated by law to comply with the requirements of the Minimum Wage Ordinance such that the salaries of the agency workers concerned are not below the Statutory Minimum Wage. As at 30 September 2014, 59 agency workers were engaged under Land D’s contracts with the EAs.

(e) Length of service of agency workers

Lands D specified in the contracts that the EAs should supply manpower as and when Lands D required it. The agency workers supplied by the EAs to Lands D were employed by the EAs. Lands D does not have information on the years of service of agency workers.

(f) Percentage of workers against the total staff in the Department

	2014-15 (as at 30.9.2014)
Percentage of workers against the total staff	1.4% (0%)

Figure in () denotes percentage change as compared with the same reference date in 2013-14

(g) Percentage of expenditure for EAs against the total staff costs in the Department

	2014-15 (from 1.4.2014 to 30.9.2014)
Percentage of expenditure for EAs against the total staff costs	0.5% (+25%)

Figure in () denotes percentage change as compared with the same reference date in 2013-14

(h) Severance payments, long service payments or end-of-contract gratuities paid to agency workers

The agency workers were employed by the EAs. Lands D does not have the required information.

(i) Paid meal break for workers

The agency workers are employed by the EAs, and whether the meal break is paid or not is governed by the employment contract between the EAs and the agency workers. Lands D does not have such contractual information between the two parties.

(j) Working days of workers

Working days	2014-15 (as at 30.9.2014)
	Number of workers
5 working days per week	59 (0%)
6 working days per week	0 (0%)
Total:	59 (0%)

Figures in () denote percentage changes as compared with the same reference date in 2013-14

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)343****(Question Serial No. 4478)**

Head: (91) Lands Department

Subhead (No. & title): (000) Operational expenses

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2014-15 (the latest position)
Number of NCSC staff	()
Details of the positions held by NCSC staff	
Payroll costs of NCSC staff	()
Monthly salary range of NCSC staff	
• \$30,001 or above	()
• \$16,001 to \$30,000	()
• \$8,001 to \$16,000	()
• \$6,501 to \$8,000	()
• \$6,240 to \$6,500	()
• below \$6,240	()
Length of service of NCSC staff	
• over 15 years	()
• 10 to 15 years	()
• 5 to 10 years	()
• 3 to 5 years	()
• 1 to 3 years	()
• under 1 year	()
Number of NCSC staff successfully appointed as civil servants	()
Percentage of NCSC staff against the total number of staff in the Department	()
Percentage of staff costs for NCSC staff against the total staff costs of the Department	()
Number of NCSC staff who received severance payment/long service payment/contract gratuity	()
Amount of severance payment/long service payment/contract gratuity paid	()

Number of NCSC staff with severance payment/long service payment/contract gratuity offsetting by the accrued benefits attributable to employer's contributions to Mandatory Provident Fund	()
Amount of severance payment/long service payment/contract gratuity offsetting by the accrued benefits attributable to employer's contributions to Mandatory Provident Fund	()
Number of NCSC staff with paid meal break	()
Number of NCSC staff without paid meal break	()
Number of NCSC staff working 5 days per week	()
Number of NCSC staff working 6 days per week	()

() Change in percentage as compared with 2013-14

Asked by: Hon WONG Kwok-hing (Member Question No. 80)

Reply:

The information on the employment of non-civil service contract (NCSC) staff appended below is based on the figures as at 31 December 2014:

(a) Number and job nature of NCSC staff

Job nature	2014-15 (as at 31.12.2014)
	Number of NCSC staff
Professional	72 (+2.9%)
Technical and inspectorate	67 (-30.2%)
General administration and support	77 (+37.5%)
Total:	216 (-2.7%)

Figures in () denote percentage changes as compared with 2013-14

(b) Total expenditure on salaries for NCSC staff

	2014-15 (as at 31.12.2014)
Total expenditure on salaries for NCSC staff	\$58.9 million (+12.4%)

Figures in () denote percentage changes as compared with 2013-14

(c) Salaries and length of service of NCSC staff

Monthly salary	2014-15 (as at 31.12.2014)
	Number of NCSC staff
\$30,001 or above	71 (+14.5%)
\$16,001 to \$30,000	115 (+113%)
\$8,001 to \$16,000	30 (-71.7%)
\$6,501 to \$8,000	0 (0%)
\$6,240 to \$6,500	0 (0%)
Below \$6,240	0 (0%)
Total:	216 (-2.7%)

Figures in () denote percentage changes as compared with 2013-14

Length of service	2014-15 (as at 31.12.2014)
	Number of NCSC staff
More than 15 years	0 (0%)
10 years to less than 15 years	0 (0%)
5 years to less than 10 years	6 (+200%)
3 years to less than 5 years	37 (0%)
1 year to less than 3 years	82 (+7.9%)
Less than 1 year	91 (-15%)
Total:	216 (-2.7%)

Figures in () denote percentage changes as compared with 2013-14

(d) Number of NCSC staff applied and appointed as civil servants

	2014-15 (as at 31.12.2014)
Number of NCSC staff* appointed as civil servants	30 (+57.9%)

Figure in () denotes percentage change as compared with 2013-14

* The NCSC staff have joined the civil service through open recruitment.

(e) Percentage of NCSC staff against the total staff in the Department

	2014-15 (as at 31.12.2014)
Percentage of NCSC staff against the total staff	5% (0%)

Figure in () denotes percentage change as compared with 2013-14

(f) Percentage of staff costs for NCSC staff against the total staff costs in the Department

	2014-15 (as at 31.12.2014)
Percentage of staff costs for NCSC staff against the total staff costs	4.6% (+9.5%)

Figure in () denotes percentage change as compared with 2013-14

(g) Expenditure on severance payments (SPs), long service payments (LSPs) or end-of-contract gratuities to NCSC staff and the number of NCSC staff involved

	2014-15 (as at 31.12.2014)
The amount of end-of-contract gratuities paid to NCSC staff after deduction of Government's contribution to Mandatory Provident Fund (MPF) Scheme	\$3.9 million (+11.4%)
The number of NCSC staff involved	135 (+7.1%)
The amount of end-of-contract gratuities offset by Government's contribution to MPF scheme	\$1.5 million (+16.8%)
The number of NCSC staff involved	135 (+7.1%)

Figures in () denote percentage changes as compared with 2013-14

There was no expenditure on SPs and LSPs in 2014-15.

(h) Paid meal break for NCSC staff

Meal break	2014-15 (as at 31.12.2014)
	Number of NCSC staff
Paid meal break	214 (-2.7%)
Unpaid meal break	2 (0%)
Total:	216 (-2.7%)

Figures in () denote percentage changes as compared with 2013-14

(i) Working days of NCSC staff

Working days	2014-15 (as at 31.12.2014)
	Number of NCSC staff
5 working days per week	216 (-2.7%)
6 working days per week	0 (0%)
Total:	216 (-2.7%)

Figures in () denote percentage changes as compared with 2013-14

CONTROLLING OFFICER'S REPLY

DEVB(PL)344

(Question Serial No. 4805)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding the strengthening of land control and lease enforcement work, including the stepping up of enforcement against unauthorised structures on private agricultural land in this Programme, will the Government inform this Committee of the work expected to be carried out and the estimated expenditure and manpower in 2015-16?

Asked by: Hon WU Chi-wai (Member Question No. 111)

Reply:

In 2015-16, it is estimated that 216 posts will be deployed for land control work at an estimated staff cost of \$87.07 million, while 107 posts will be deployed for lease enforcement work at an estimated staff cost of \$44.92 million.

The Lands Department will continue to step up enforcement action against unauthorised structures on private agricultural land by various measures including, amongst others, (1) for the unauthorised structures being erected on private agricultural land, issuing statutory notice under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) demanding the registered owners to self-demolish such unauthorised structures, or if the owners fail to do so, taking up the demolition work and recovering the costs so incurred; and (2) for the completed unauthorised structures, proceeding with re-entry action if breaches are not purged in good time after registration of warning letters in the Land Registry.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)345

(Question Serial No. 4806)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Regarding survey and mapping issues, will the Government inform this Committee:

- (1) whether surveys were done over the last three years on land boundaries kept in the land records for Block Crown Leases made a long time ago; if yes, please provide the area of such land surveyed each year; and
- (2) whether there is any plan to conduct fresh surveys on these land boundaries established in early years. If yes, please provide the details of the relevant work in 2015-16.

Asked by: Hon WU Chi-wai (Member Question No. 112)

Reply:

- (1) The Lands Department (Lands D) conducts surveys of land boundaries as and when this is required to support the processing of lease modifications and land exchanges and to resolve individual land boundary issues which may arise in the course of government projects, such as land resumption for infrastructure and public housing development. Lands D does not have readily available statistics in respect of such surveys involving Block Government Leases.
- (2) Lands D currently has no plan to carry out a resurvey of the boundaries of all the old lots including those covered by Block Government Leases due to other priorities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)346

(Question Serial No. 4807)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

On survey and mapping issues, will the Government inform whether information such as Lot Index Plan, currently available for sale and access only in the Lands Department offices, will be digitised and developed into electronic resources to facilitate accessibility by the public? If yes, what are the details and the expenditure?

Asked by: Hon WU Chi-wai (Member Question No. 113)

Reply:

The Lands Department is pursuing a project to study whether and if yes how the land record information (e.g. Lot Index Plan, Demarcation District Sheet and Survey Record Plan) currently being sold in paper form to the public at the sales counters of the Department may be converted into digital form for dissemination on the Internet. The project is in the preparation stage and is estimated to be completed in the first quarter of 2017. It is estimated that the project will cost about \$9 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)347

(Question Serial No. 4808)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

Given that the newly amended Land (Miscellaneous Provisions) Ordinance has come into effect, what measures will be taken to enhance the precision of land surveying in order to facilitate the enforcement of the Ordinance? What are the work and the expenditure involved in 2015-16?

Asked by: Hon WU Chi-wai (Member Question No. 114)

Reply:

The Lands Department is now exploring the use of contemporary surveying technologies for acquiring better survey information to facilitate the enforcement work. Methods such as unmanned aerial vehicles, low flight aerial photography, backpack mobile mapping system and laser scanning will be employed as appropriate. The Department will deploy existing resources in the initial stage of the work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)348****(Question Serial No. 4809)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

On continuing to review and implementing the small house policy, will the Government inform this Committee of:

1. the number of small house applications in each district in the past three years and the number of applications under processing;
2. the changes in the number of persons eligible for making small house applications over the past three years; and
3. the number of small houses sold after the alienation restriction period (please provide the figures in the table below) given that approved cases of small house construction in the New Territories are subject to a period of alienation restriction under the small house policy?

Time of sale	Number of small houses involved
Within one year after the alienation restriction period	
Within three years after the alienation restriction period	
Within five years after the alienation restriction period	
Five years or above after the alienation restriction period	

Asked by: Hon WU Chi-wai (Member Question No. 115)

Reply:

1. The numbers of small house applications received in each New Territories District Lands Office in the past three years (2012 to 2014) are set out below:

District Lands Office	Number of small house applications received		
	2012	2013	2014
Islands	104	136	81
North	532	496	590
Sai Kung	351	213	119
Sha Tin	114	82	35
Tai Po	271	297	335
Tsuen Wan & Kwai Tsing	19	46	25
Tuen Mun	100	120	179
Yuen Long	1 199	1 176	1 158
Total	2 690	2 566	2 522

As of the end of February 2015, the Lands Department (Lands D) is processing 8 651 applications while 3 935 applications are pending processing.

2. Lands D has no information on the change in the number of indigenous villagers eligible for making small house applications. This is because the number of eligible indigenous villagers who are 18 years old or above in a recognised village would change with the birth, growth and passing away of indigenous villagers. In addition, whether or not an indigenous villager would apply for a small house grant is dependent on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years or above will submit an application.
3. After the alienation restriction period of a small house has expired, it can be assigned at any time in the open market. Lands D does not have records of the time of alienation since the expiry of the alienation restriction period.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)349****(Question Serial No. 4892)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

Planning Department will conduct consultancy studies related to redevelopment of Government sites at Sai Yee Street and Mong Kok East Station, redevelopment of Queenway Plaza, Tuen Mun Areas 40, 46 and adjoining area, ex-Lamma Quarry, and the planning and design study on the extension of Tung Chung New Town. What are the manpower and cost involved in the consultancy studies? Besides, what are the content and progress of the studies?

Asked by: Hon CHAN Chi-chuen (Member Question No. 144)

Reply:

Management of consultancy studies is undertaken by in-house staff of Planning Department as part of their overall duties. The concerned studies are summarised in the following table.

Consultancy Studies		Estimated Consultancy Study Cost (\$M)	Estimated Completion Year	Latest Findings or Progress
1	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	6.9	2016	The study, commenced in early 2015, examines the development potential of the site for a comprehensive development including residential, commercial/office/hotel, open space and/or government, institution or community facilities.

Consultancy Studies		Estimated Consultancy Study Cost (\$M)	Estimated Completion Year	Latest Findings or Progress
2	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	4.5	2015	The study, commenced in January 2014, has formulated a draft recommended development scheme (RDS) to use the site for commercial/office and public open space development. The Central and Western District Council and the Town Planning Board were consulted on the draft RDS in January 2015. Taking account of the comments received, the RDS is being revised together with the undertaking of necessary technical assessment.
3	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and Adjoining Areas - Feasibility Study	28	2016	The study commenced in May 2013, aims at proposing suitable land uses and development parameters, and preparing recommended outline development plan (RODP) to provide guidance for future development of the area. Initial land use options are under preparation by the consultants.
4	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	29.9	2016	The Stage 2 Community Engagement was launched from 14 March to 17 May 2014 to solicit public views on the draft RODP under which about 1 900 flats are proposed to be provided. There are different views from various sectors of the community on the development theme and implementation mechanism. These will be considered in finalising the RODP, and further technical assessments will also be carried out to ascertain the feasibility of the final development proposal.

Consultancy Studies		Estimated Consultancy Study Cost (\$M)	Estimated Completion Year	Latest Findings or Progress
5	Planning and Engineering Study on the Remaining Development in Tung Chung	44	2015	The Stage 3 Public Engagement was launched from 15 August to 31 October 2014 to solicit public views on the draft RODP. According to the draft RODP, about 48 000 flats are proposed to be provided in the extension areas. Apart from housing, land would be reserved for different business facilities to promote Tung Chung's development as a regional office node and create more job opportunities. The draft RODP is being revised taking into account, amongst others, the public comments received. The environmental impact assessment and preparation of statutory plans are underway.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)350

(Question Serial No. 4895)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning; (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Over the past three years, how many “brownfield sites” and “Green Belt” (“GB”) sites have been rezoned by the Government for residential development? What were the location, site area, rezoned uses, developable floor area and types involved?

In the coming year, which “brownfield sites” and “GB” sites are expected to be rezoned? What are the location, site area, rezoned uses, developable floor area and types involved?

Asked by: Hon CHAN Chi-chuen (Member Question No. 147)

Reply:

In the past three years (i.e. from 2012 to 2014), 16 “Green Belt” (“GB”) sites were rezoned for residential development. Fifteen of them are located in the New Territories, including Sai Kung, Sha Tin, Tai Po¹, Tuen Mun, Yuen Long and Kwai Tsing, and one is located in Sham Shui Po. These “GB” sites involved a total site area of about 30 hectares with the potential to produce about 16 690 flats (about 70% public housing and 30% private housing).

As set out in Information Paper CB(1)407/14-15(01) the Development Bureau provided to the Legislative Council Panel on Development in early January 2015², some 150 potential housing sites have been identified to meet the 10-year housing supply target. Some 70 of these potential housing sites are zoned “GB” and they are estimated to have a capacity to provide over 80 000 flats (with over 70% of them being public housing). As at December 2014, 14 of them had been rezoned for residential use (included in the 16 sites

¹ After consideration of the representations, the Town Planning Board decided to propose amendments to the zoning of two proposed residential sites in Tai Po (i.e. west of Nethersole Hospital and near Fung Yuen) by reverting them to “GB”. The proposed amendments to meet the representations were notified in the Gazette under the Town Planning Ordinance (Cap. 131) on 13 March 2015. These two sites, while being counted in the 16 “GB” sites, have been excluded for calculation of the total potential flat production.

² The Information Paper can be viewed at <http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/devcb1-407-1-e.pdf>.

mentioned in the paragraph above). In 2015-16, we will continue to take forward the rezoning of suitable “GB” sites for residential development once the required technical assessments have been completed.

Currently, there is no formal or standard definition for “brownfield sites”. The term generally refers to agricultural or rural land in the New Territories that is deserted and used as open storage, container yards, depots, rural industries, recycling yards, etc. which are incompatible with the surrounding environment. According to the relevant planning and engineering studies for the respective areas, it is broadly estimated that there are over 190 hectares of such areas in the proposed Hung Shui Kiu New Development Area and some 106 hectares of such areas within the potential development areas in Yuen Long South.

To better utilise the brownfield sites, the Government has been carrying out studies to review the use of such land through comprehensive planning and infrastructure provision including the ongoing Planning and Engineering Study for Hung Shui Kiu New Development Area, the Planning and Engineering Study for Yuen Long South, the Preliminary Feasibility Study on Developing the New Territories North, and a number of other land use reviews. The Government will take forward development projects by converting the land involving these brownfield sites for housing and other developments as appropriate, having regard to the outcomes of the respective studies/reviews, including taking forward the planning process for converting the land for housing and other developments.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)351****(Question Serial No. 4390)**

Head: (118) Planning Department

Subhead (No. & title): (000) Operational expenses

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

The Planning Department provides secretariat services to the Town Planning Board (TPB). Please provide the attendance rate of each member at the meetings of TPB and/or its committees.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 301)

Reply:

The attendance rate of each member at the Town Planning Board (TPB) meetings and its Planning Committees (PC) meetings from 1 April 2014 to 28 February 2015 is as follows -

Name of member	No. of TPB meetings*	No. of attendance		No. of PC meetings	No. of attendance	
		No.	%		No.	%
Permanent Secretary for Development (Planning and Lands)	73	73	100%	N/A	N/A	N/A
Mr Stanley Y F WONG	75	74	99%	N/A	N/A	N/A
Professor S C WONG	76	59	78%	21	19	90%
Mr Roger K H LUK	76	63	83%	21	19	90%
Professor P P HO	75	26	35%	21	13	62%
Professor Eddie C M HUI	76	55	72%	21	19	90%
Dr C P LAU	76	45	59%	21	15	71%
Ms Julia M K LAU	30	22	73%	21	19	90%
Mr Clarence W C LEUNG	76	26	34%	21	18	86%
Mr Laurence L J LI	76	16	21%	21	12	57%
Ms Anita W T MA	76	46	61%	21	17	81%
Dr W K YAU	73	58	79%	21	16	76%
Ms Bonnie J Y CHAN [®]	66	32	48%	16	5	31%
Professor K C CHAU	76	51	67%	21	11	52%
Mr H W CHEUNG	76	41	54%	21	12	57%
Dr Wilton W T FOK	76	26	34%	21	17	81%
Mr Ivan C S FU	73	44	60%	21	19	90%
Mr Sunny L K HO	76	59	78%	21	16	76%
Mr Lincoln L H HUANG	76	55	72%	21	15	71%
Ms Janice W M LAI	72	49	68%	21	17	81%
Mr Dominic K K LAM	72	52	72%	21	17	81%

Name of member	No. of TPB meetings*	No. of attendance		No. of PC meetings	No. of attendance	
		No.	%		No.	%
Mr Patrick H T LAU	27	21	78%	21	17	81%
Ms Christina Maisenne LEE	75	27	36%	21	11	52%
Mr H F LEUNG	75	26	35%	21	15	71%
Mr Stephen H B YAU	76	53	70%	21	18	86%
Mr F C CHAN	76	60	79%	21	16	76%
Mr David Y T LUI	76	51	67%	21	17	81%
Mr Peter K T YUEN	76	52	68%	21	20	95%
Mr Frankie YEUNG	76	23	30%	21	16	76%
Dr Eugene K K CHAN [#]	63	10	16%	18	12	67%
Mr Francis T K IP [^]	74	45	61%	20	12	60%
Director of Planning	76	75	99%	42	41	98%
Deputy Secretary (Transport), Transport and Housing Bureau and alternate	76	49	64%	42	42	100%
Director of Home Affairs and alternate	75	73	97%	42	41	98%
Director of Environmental Protection and alternate	76	69	91%	42	42	100%
Director of Lands and alternate	75	71	95%	42	42	100%

- * Members who had declared direct interest in items of hearings were not invited to the respective TPB meetings. These occasions were excluded when calculating Members' attendance rate.
- @ The period when the Member was on maternity leave was excluded from calculation of the Member's attendance rate.
- # Member who had resigned from the TPB with effect from 16 January 2015.
- ^ Member who had resigned from the TPB with effect from 13 February 2015.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)352

(Question Serial No. 4391)

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Regarding the Secretariat of the Town Planning Board (TPB) which assisted in handling the statutory procedure relating to the draft Central District (Extension) Outline Zoning Plan No. S/H24/8:

- (1) How many sessions of the meeting have been held by the TPB for the hearing of the representations and comments concerned? Please give the total number of the public/groups who have attended the meeting, the date of convening each session of the meeting, the total number of meeting hours, and the total number of meeting hours attended by each member (including all the official and non-official members; if the session was attended by an alternate member representing the government official, please also state his/her post title); and
- (2) How many sessions of the meeting have been held by the TPB for closed-door deliberation of the aforesaid item? Please give the date of convening these sessions, the total number of meeting hours, and a list of TPB members who have participated in deciding whether to uphold the representations and comments.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 302)

Reply:

- (1) Sixteen hearing sessions were held between 4 November 2013 to 11 December 2013 (both dates inclusive) for a total of about 50 hours (excluding time for lunch breaks on 4 November 2013 and 25 November 2013) to consider representations and comments in respect of the draft Central District (Extension) Outline Zoning Plan No. S/H24/8 (the OZP). Seventy-four representers/commenters/authorised representatives (involving 110 representations/comments) attended the hearing sessions. There is no readily available record regarding the number of hours attended by each Town Planning Board (TPB) Member.

- (2) Two closed-door sessions of the meeting were held on 18 December 2013 and 14 February 2014 for a total of about five hours for deliberation of representations and comments in respect of the OZP. TPB Members who attended the deliberation sessions on 18 December 2013 and 14 February 2014 are as follows-

Permanent Secretary for Development (Planning and Lands)
Mr Stanley Y F WONG
Mr Timothy K W MA
Mr Roger K H LUK
Professor S C WONG
Professor P P HO (14 February 2014 only)
Professor Eddie C M HUI
Dr C P LAU (18 December 2013 only)
Ms Julia M K LAU
Mr Clarence W C LEUNG
Ms Anita W T MA (18 December 2013 only)
Dr W K YAU
Ms Bonnie J Y CHAN (18 December 2013 only)
Professor K C CHAU
Mr H W CHEUNG
Dr Wilton W T FOK
Mr Ivan C S FU (18 December 2013 only)
Mr Sunny L K HO
Mr Lincoln L H HUANG
Ms Janice W M LAI
Mr Dominic K K LAM
Mr Patrick H T LAU
Ms Christina M LEE (18 December 2013 only)
Mr H F LEUNG (18 December 2013 only)
Mr Stephen H B YAU
Mr F C CHAN
Deputy Director of Environmental Protection
Principle Assistant Secretary for Transport and Housing
Director of Lands
Director of Planning

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)353

(Question Serial No. 4537)

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

The minutes of meetings of the Town Planning Board (TPB) and its two committees in Chinese and English have been published on the TPB's website at a significantly different time. Take the Metro Planning Committee as an example. As at 26 February 2015, the minutes of its 527th meeting in English have been published online, but the minutes in Chinese have only been published up to its 502nd meeting. Please advise:

- (1) Has the Government looked into the problem to find out if it is caused by inadequate resources of the TPB Secretariat?
- (2) Will the Government consider allocating additional resources to the TPB Secretariat to expedite the uploading of minutes in both Chinese and English? If yes, what are the details? If no, how will the Government expedite their publication?
- (3) When will the Government allocate resources for and examine seriously the establishment of an independent secretariat for the TPB?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 303)

Reply:

In recent years, the workload of the Town Planning Board (TPB) Secretariat has increased due to the increasing number of new/existing statutory plans prepared/amended, representations/comments received, and planning applications processed. The translation work required has also increased and the Secretariat needs to prioritise the work according to need and urgency. Under such circumstances, priority has been accorded to the translation of representations/comments to statutory plans and planning applications submitted in Chinese, as well as the translation of TPB papers so that the concerned representers/commenters and applicants could fully understand their content when attending the TPB meetings.

Notwithstanding the above, the TPB Secretariat will progressively complete the outstanding translation of the TPB meeting minutes based on the manpower and resources available. Moreover, to help expedite the translation work, the Planning Department (PlanD) has already realigned its internal resources to employ one more contract Translator who will soon be in place to share the workload.

TPB is a statutory body established under the Town Planning Ordinance (Cap. 131) (the Ordinance). PlanD serves as the executive arm of TPB and the Deputy Director of Planning/District has been appointed under the Ordinance to serve as the Secretary to TPB. The Secretary's main role is to provide secretariat services to the operation of TPB. The Government currently has no plan to review the secretariat support for TPB.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)354

(Question Serial No. 4538)

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Regarding the information dissemination system of the Town Planning Board (TPB):

- (1) Will the Government allocate resources to enhance the TPB's website and upload more information, such as all the detailed information not exempted from publication submitted by the applicants of all planning applications to the TPB and the unclassified documents submitted by government departments in respect of each application to the TPB or its committees, to facilitate web surfing by the public?
- (2) How much resources have been spent for compiling the Statutory Planning Portal 2? Will the Government continue to allocate resources for system upgrade and provide more user-friendly information for public browsing, such as to show the building number of individual buildings on the plans?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 304)

Reply:

- (1) As a channel for effective communication with the public, the Government will continue to deploy resources to maintain and improve the Town Planning Board (TPB)'s website. On the suggestion of uploading planning applications and the related TPB papers on the TPB website, as third party submissions are involved and they are often voluminous, the feasibility of uploading such materials on legal and technical aspects is under examination.
- (2) The "Statutory Planning Portal 2" (SPP2) was developed as part of the "Revamp of Online Outline Zoning Plan Internet/Intranet Services Project" with a project cost of about \$9.8 million to update the service to disseminate statutory planning information to both the public and government users. The SPP2 website, launched for public use in November 2014, provides users with the latest statutory plan and planning information with map data, including street number which is viewable in

the map viewer with zoom-in function. The public can also make use of the search function of SPP2 to view relevant planning information by inputting building names or addresses. The Planning Department would continue to deploy resources to maintain and enhance SPP2 to improve the planning services to the public.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)355

(Question Serial No. 5217)

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Since the current Government assumed office, how many “Government, Institution or Community” (“G/IC”) sites have been planned for rezoning to residential use? What is the current progress in rezoning these sites? Please also provide the original use earmarked for these “G/IC” sites (e.g. the western portion of Ex-Burma Lines Military Site in Fanling/ original use: private university development). How will the Government compensate for the loss of land area of the “G/IC” sites?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 317)

Reply:

From July 2012 to March 2015, 40 “Government, Institution or Community” (“G/IC”) sites had been rezoned for residential development. Most of them (about 35%) were “G/IC” sites in reserve with no designated use. The remaining sites were originally designated for educational (about 25%), recreation/community (about 18%) and hospital/clinic (about 10%) uses, as well as various government uses, such as government offices and plant nursery (about 12%), but were no longer required for their original purposes or suitable alternative arrangements were identified.

We are working to rezone another 15 “G/IC” sites for residential development.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)356****(Question Serial No. 6428)**

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

- (1) What was the amount of honoraria for members of the Town Planning Board in each of the past two financial years? Please list out the amount of honoraria received by each member.
- (2) What are the criteria and justifications adopted by the Government in determining the rate of honoraria?
- (3) Will the Government adjust the rate of honoraria next year? If so, what will be the adjustment and the reasons?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 386)

Reply:

- (1) The amount of honoraria paid to members of the Town Planning Board (TPB) in the past two financial years is as follows-

Financial Year	Honoraria (\$M)
2013-14	1.09
2014-15	1.70*

* as at 25 March 2015.

Honorarium was paid to each of the non-official members at a rate of \$860 (from 1 April 2013 to 31 July 2013), \$890 (from 1 August 2013 to 31 July 2014) and \$920 (from 1 August 2014 to the present) per meeting in accordance with the number of TPB/Planning Committee meetings they had attended.

- (2) The Finance Committee (FC) of the Legislative Council (LegCo) approved in March 1993 a remuneration ceiling per member per attendance payable to non-official members serving on boards and committees set up by the Government. The principles and guidelines of remunerating non-official members of board and committees are set out in Financial Circular No. 4/2014 “Remuneration of Non-official Members of Boards and Committee” which is accessible at the following link on the website of the Financial Services and the Treasury Bureau - http://www.fstb.gov.hk/tb/en/docs/fc4_2014_e.pdf
- (3) The FC of the LegCo has delegated its authority to the Secretary for Financial Services and the Treasury to make annual revisions to the ceiling of remuneration payable to non-official members serving on boards and committees set up by the Government, by reference to the movement of the Consumer Price Index (C).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)357****(Question Serial No. 6434)**

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

From January 2014 to the present, how many planning applications had been approved or rejected or not yet been considered by the Town Planning Board as the measure to curb “destroy first, build later”? Please provide the site locations and application numbers of all the applications.

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 387)

Reply:

From 1 January 2014 to 13 March 2015, the Town Planning Board has considered seven planning applications which involved suspected “destroy first, build later” activities. The details of the applications were as follows -

Application No.	Location	Decision
A/SK-PK/213	Lot 242 s.A in D.D. 213, Chuk Yeung Road, Sha Ha, Pak Kong, Sai Kung, the New Territories	Deferred
A/YL-TT/332	Lot 1347 in D.D. 117, Tai Tong, Yuen Long, the New Territories	Rejected
A/TP/547	Lots 6 RP, 54 RP, 56, 440 s.A RP, 441 RP, 443 s.A, 443 RP and 445 in D.D. 24 and adjoining government land, Ma Wo, Tai Po, the New Territories	Rejected
A/NE-FTA/135	Lot 554 s.A RP (Part) in D.D. 89, Man Kam To Road, Sha Ling, the New Territories	Rejected
A/YL-PH/665	Lots 153 (Part), 157 (Part), 158 (Part) and 159 (Part) in D.D. 108 and adjoining government land, Pat Heung, Yuen Long, the New Territories	Rejected

Application No.	Location	Decision
A/SK-CWBN/25	Various lots in D.D. 238 and adjoining government land, Ng Fai Tin, Clear Water Bay, Sai Kung, the New Territories	Rejected
A/YL-KTS/624	Lot 403 RP in D.D. 103, Ko Po San Tsuen, Kam Tin, Yuen Long, the New Territories	Rejected

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)358****(Question Serial No. 6435)**

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

- (1) In each of the past two years, how many applications for planning permission involving graded historic buildings were received by the Town Planning Board (TPB)? Were these applications made under section 12A or section 16 of the Town Planning Ordinance? How many applications were approved and how many were rejected?
- (2) In respect of applications received involving buildings pending finalisation of grading, will the TPB suspend the processing of these applications? If yes, please advise the processing mechanism concerned; if no, what are the reasons?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 388)

Reply:

- (1) The number of planning applications involving graded historical buildings received in the past two years and the decisions of the Town Planning Board (TPB) are as follows:

Planning Applications	2013			2014		
	Approved	Rejected	Deferred	Approved	Rejected	Deferred
Section 12A	0	0	0	0	0	1
Section 16	6	0	0	4	1	1

- (2) TPB will take into account all relevant planning considerations and comments from relevant government departments, including the Antiquities and Monuments Office of the Leisure and Cultural Services Department and the Commissioner for Heritage's Office of the Development Bureau before making a decision on planning applications which involve historic buildings pending grading assessment by the Antiquities Advisory Board.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)359

(Question Serial No. 6436)

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

- (1) In the past financial year, judgement was given against the Town Planning Board (TPB) in a number of judicial review cases. What follow-up actions will the TPB or the Government take? What are the scope of work and estimated expenditure to be involved?
- (2) In the coming year, will the TPB make improvements accordingly taking account of the reasons for the unfavourable rulings? If so, please provide the specific work plan and the estimated expenditure. If not, what are the reasons?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 389)

Reply:

As the Town Planning Board (TPB) has decided to appeal against the court judgments on the judicial reviews (i.e. CACV 127/2012, CACV 129/2012, CACV 232/2012, CACV 233/2012 and HCAL 58/2011) against its decisions, and is taking the relevant actions, it is not appropriate for us to offer comments relating to them at the present stage.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)360

(Question Serial No. 6437)

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

- (1) What is the area of land currently zoned "Village Type Development" ("V") on statutory plans? What is the area of land newly zoned "V" on statutory plans last year?
- (2) Has the Government conducted a review of the location and area of the "V" zones to see if there is any surplus land which can be rezoned for residential or community development? If not, what are the reasons?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 390)

Reply:

- (1) Currently, about 3 340 hectares (ha) of land are zoned "Village Type Development" ("V") on statutory plans. In 2014, about 12 ha of land were newly zoned "V" mainly to reflect the existing village clusters on three new statutory plans covering Ping Chau, Tai Ho and Tai O Town Centre.
- (2) In general, the planning intention of "V" zones is to reflect both existing and recognised villages, and to cover land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

Land under the "V" zones scatters across the territory and is mainly located in recognised indigenous villages in the New Territories. In general, these sites are not suitable for large-scale development because of their sporadic locations and infrastructural constraints. The Government has no plan at this stage to rezone "V" zones for other residential or community uses.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)361****(Question Serial No. 6438)**

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Will the Government inform this Council of the details of work with regard to “commence and manage the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas”, including the study area, methodology, timetable and estimated expenditure?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 391)

Reply:

Details of the study area, methodology, timeframe and estimated expenditure of the “Urban Design Study for the Wan Chai North and North Point Harbourfront Areas - Feasibility Study” are summarised as follows -

Study Area	Study Methodology	Timetable	Estimated Expenditure (\$M)
The study covers the waterfront areas stretching from the area around the Hong Kong Convention and Exhibition Centre at Wan Chai North to the area near City Garden at North Point.	The study will review the existing conditions, examine overseas and local experiences, and formulate an urban design concept plan and enhancement proposals with planning briefs for key sites. Public engagement with relevant stakeholders and the local community will be undertaken. The Harbourfront Commission will be closely engaged during the study.	Commenced in January 2015 and targeted for completion in 2016	7.0

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)362

(Question Serial No. 3658)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

In this Programme, the Department states that one of its duties is to provide technical and secretariat services to the Town Planning Board (TPB) and its committees. Would the Government inform this Committee of the estimated operating expenses, staff establishment and estimated salary expenditure in providing the technical and secretariat services to the TPB and its committees in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 66)

Reply:

The Planning Department serves as the executive arm of the Town Planning Board (TPB). In 2015-16, the TPB Secretariat has an estimated establishment of 62 staff of various ranks. The estimated operating expenses and salary expenditure of the TPB Secretariat, which provides secretariat/technical services to the TPB and undertakes other statutory planning duties, are \$12.5 million and \$36.8 million respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)363

(Question Serial No. 4287)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Under this Programme, the Department states that one of its main work is to carry out planning studies including research on development issues with a cross-boundary dimension. In Matters Requiring Special Attention in 2015-16, the Department also states that it will commence and manage the Cross-boundary Travel Survey 2015. In this connection, will the Government inform this Committee:

- (1) What are the operating expenses, staff establishment and estimated annual salary expenditure in 2015-16 for the Cross-boundary Infrastructure and Development Section of the Planning Department (PlanD) which is responsible for carrying out the work?
- (2) What are the operating expenses, staff establishment and estimated annual salary expenditure in 2015-16 for the Mainland Planning Unit of PlanD which is also responsible for carrying out the work?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 94)

Reply:

- (1) In 2015-16, the Cross-boundary Infrastructure and Development (CID) Section of the Planning Department (PlanD) will have an establishment of 29 staff members of various ranks. The estimated salary expenditure of these 29 staff members is about \$17.02 million in terms of notional annual mid-point salary value. There is no breakdown of estimated operating expenses solely for the CID Section.

- (2) The Mainland Planning Unit (MP Unit) under the Strategic Planning Section (SP Section) of PlanD will have an establishment of five professional staff in 2015-16. The estimated salary expenditure of these five professional staff is about \$4.41 million in terms of notional annual mid-point salary value. There are also pooled technical and clerical staff who provide support to the MP Unit as well as other units in the SP Section. There is no breakdown of estimated operating expenses solely for the MP Unit.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)364

(Question Serial No. 4288)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Regarding this Programme, will the Government inform this Committee:

- (1) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Programme in 2015-16?
- (2) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Town Planning Board Section of the Planning Department in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 95)

Reply:

- (1) In 2015-16, Programme 2 has an estimated establishment of 605 staff of various ranks. The estimated operating expenses and salary expenditure of the Programme are \$37.9 million and \$326.3 million respectively.
- (2) In 2015-16, the Town Planning Board (TPB) Secretariat has an estimated establishment of 62 staff of various ranks. The estimated operating expenses and salary expenditure of the TPB Secretariat are \$12.5 million and \$36.8 million respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)365

(Question Serial No. 4289)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2015-16 under this Programme, the Department states that it will continue to increase the domestic floor space that can be provided on individual sites. In this connection, please inform this Committee of the following:

- (1) How many sites were allowed to increase their domestic floor space last year? What were the site area, location and additional domestic floor space involved?
- (2) Were any cases of objection received against the increase in domestic floor space? If yes, how many cases were received?
- (3) What would be the location of those sites to increase their domestic floor space in the coming year?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 96)

Reply:

- (1) The Town Planning Board (TPB) approved planning applications for relaxation of development intensity for 13 housing sites in 2014. These cases are related to the Government's initiative to increase housing land supply through making more optimal use of developed land, and the policy initiative to generally increase the maximum domestic plot ratio currently permitted for "density zones" of the Main Urban Area and New Towns (i.e. except for the north of Hong Kong Island and Kowloon Peninsula) by around 20% as appropriate and where planning terms permit. Details of these approved cases are as follows-

Location	No. of housing sites	Total site area (square metres (m²)) (about)	Estimated increase in domestic gross floor area (m²) (about)
Tuen Mun/Yuen Long	4	22 230	14 710
Fanling/Sheung Shui	3	17 360	9 070
Sha Tin/Ma On Shan	5	77 150	59 950
Kwai Chung/Tsuen Wan	1	810	730

- (2) Objecting comments were received on 12 planning applications, of which six applications had less than three objecting comments, while the remaining six had objecting comments ranging from six to 99.
- (3) As the increase in development intensity of individual housing sites where planning terms permit is subject to necessary application to and approval by TPB under the statutory planning mechanism where applicable, we are unable to provide the location of the housing sites the development intensity of which will be increased in the coming year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)366

(Question Serial No. 4290)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

It is stated under Matters Requiring Special Attention in 2015-16 that the Government will continue with enforcement and prosecution actions against unauthorised developments in the rural New Territories. In this connection, will the Government inform this Committee of:

- (1) the staff establishment and estimated salary expenditure in 2015-16 for this task;
- (2) the number of complaints against unauthorised developments in the rural New Territories received and the number of prosecution actions taken in 2014-15?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 97)

Reply:

- (1) Planning enforcement and prosecution actions against unauthorised developments are undertaken by 68 staff members in the Planning Department (PlanD). The estimated salary expenditure of these 68 staff members in 2015-16 is about \$31.64 million in terms of notional annual mid-point salary value.
- (2) In 2014, PlanD received 1 253 complaints against alleged unauthorised developments and instigated 25 prosecution cases in magistracy.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)367

(Question Serial No. 4291)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Under this Programme, it is stated that the Government will continue to take forward the detailed planning of the Kwu Tung North and Fanling North New Development Areas. Will the Government inform this Committee of the staff establishment and estimated salary expenditure for the above task in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 98)

Reply:

In 2015-16, the Planning Department will deploy 16 staff members to, as part of their overall duties, oversee and co-ordinate the detailed district planning works related to the implementation of the Kwu Tung North and Fanling North New Development Areas (NDAs), including preparation of layout plans and planning briefs, and provide planning input to the Civil Engineering and Development Department and the Lands Department to facilitate the timely implementation of the NDAs. The estimated salary expenditure of these 16 staff members is about \$8 million in terms of notional annual mid-point salary value.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)368****(Question Serial No. 4292)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

The Government indicates under this Programme that there will be an increase of five posts in 2015-16. Will the Government inform this Committee of the titles and duties of these posts as well as their respective estimated salary expenditure in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 99)

Reply:

The ranks, salary ranges and nature of work of the new posts under Programme (1) Territorial Planning are set out below:

Rank	No. of Posts	Salary Range (per month)	Nature of work
Town Planner/Assistant Town Planner	2	\$54,265 - \$91,590 / \$29,650 - \$45,150	Town planning
Survey Officer/Survey Officer Trainee (Planning)	1	\$18,310 - \$35,930 / \$12,030 - \$13,655	Technical and survey support
Technical Officer/Technical Officer Trainee (Cartographic)	2	\$18,310 - \$35,930 / \$12,030 - \$13,655	Cartographic support
Total	5		

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)369

(Question Serial No. 5778)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Over the past five years, how many applications involving the change of land use had been r months) taken for them to be considered from receipt of the applications? How many of them were rejected, or withdrawn by the applicants? What was the amount of departmental expenses involved?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 151)

Reply:

In the past five years (from 1 January 2010 to 12 March 2015), the Town Planning Board (TPB) received 218 applications for amendment of plans under section 12A of the Town Planning Ordinance (Cap. 131). Among them, applicants of 111 applications had requested for deferment of consideration by TPB, and such requests were all considered within the statutory time limit of three months. The applicants on average made one to three requests for deferment. Deferment would only be considered and approved with justifications based on merits of individual cases. Of these 111 applications, TPB subsequently decided to agree/partially agree to 11 applications, and reject 28 applications, while 23 applications were under processing and 49 applications had been withdrawn. The time required for TPB to consider and decide on these planning applications varies depending on circumstances of individual applications. As the work is carried out by the staff of Planning Department as part of their overall duties, we are unable to provide a separate breakdown of the departmental expenses solely for the work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)370****(Question Serial No. 6249)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

Please provide:

- (a) the number of complaints against unauthorised developments within "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones in the past five years;
- (b) the number of enforcement notices, stop notices and reinstatement notices issued; the number of prosecution cases and the number of persons convicted in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 596)Reply:

- (a) The number of complaints against alleged unauthorised developments (UDs) within the specific land use zoning, namely, "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA"), "Green Belt" ("GB") and "Agriculture" ("AGR"), in the past five years is as follows:

Year	No. of complaints on alleged UD's within "CA" zone	No. of complaints on alleged UD's within "CPA" zone	No. of complaints on alleged UD's within "GB" zone	No. of complaints on alleged UD's within "AGR" zone
2010	35	24	119	239
2011	44	39	161	220
2012	43	28	243	245
2013	48	36	201	262
2014	36	17	166	253

- (b) The number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; and the number of prosecution cases and the number of persons convicted in the past five years (irrespective of the land use zoning of the sites with UDs) are as follows:

Year	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2010	2 071 (307)	0 (0)	299 (46)	47 (139)
2011	1 997 (314)	13 (2)	357 (59)	55 (133)
2012	1 782 (321)	0 (0)	594 (88)	53 (169)
2013	1 730 (305)	0 (0)	445 (85)	48 (105)
2014	1 637 (294)	0 (0)	412 (80)	25 (55)

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)371

(Question Serial No. 6288)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

According to a reply last year, the Planning Department has completed land use reviews on the government land currently vacant, under Short Term Tenancies or different short-term or government uses. When will the review report be published?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 651)

Reply:

As set out in Information Paper CB(1)407/14-15(01) that the Development Bureau provided to the Legislative Council Panel on Development in early January 2015¹, the Government has identified some 150 potential housing sites upon completion of various land use reviews on the government land currently vacant, under Short Term Tenancies or different short-term or government uses, as well as "Green Belt" sites to meet the 10-year housing supply target. These sites may be made available for housing development in the five years of 2014-15 to 2018-19 subject to amendments to their respective statutory plans.

Broad information on these some 150 potential housing sites including the geographical distribution, estimated year of land availability, existing and planned land use zoning, proposed housing type and total flat number by District Councils (DCs) are set out in the aforementioned Information Paper.

The respective DCs have been/will be consulted on individual housing sites before amendments to the statutory plans. Further details on the above sites including location, site areas, development parameters, number of flats and results of technical assessments (if necessary), have been/will be included in the relevant DC and Town Planning Board papers.

¹ The Information Paper can be viewed at
<http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/devcb1-407-1-e.pdf>

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)372

(Question Serial No. 6562)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

In "Matters Requiring Special Attention in 2015-16" under Programme (2),

- (a) The Planning Department indicates that it will produce and review statutory and non-statutory plans. How many plans are there under the current proposal? How many of these plans are for the New Territories?
- (b) What is the manpower involved, and the amount of resources for conducting impact assessments?
- (c) What is the estimated increase in "Village Type Development" area in 2015-16?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 662)

Reply:

Preparation and amendment of statutory and non-statutory plans are Planning Department (PlanD)'s ongoing tasks, which will continue to be carried out by in-house staff of PlanD as part of their overall duties. There is no breakdown of manpower and expenditure solely for these tasks. In 2015-16, it is roughly estimated that about 30 new or amendments to plans will be gazetted and about half of which will be plans covering the New Territories. Land use zonings are subject to review during the plan-making process and no information on site area of individual zonings is available at this stage.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)373

(Question Serial No. 6563)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

What are the Planning Department's criteria for zoning a piece of land as "Village Type Development"?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 663)

Reply:

The "Village Type Development" ("V") zones on statutory plans are drawn up having regard to a series of planning factors including the existing villages and the Village Environs of recognised villages, the local topography, the existing settlement pattern, site characteristics and the surrounding environment, environmental constraints, as well as the estimate of demand for Small Houses in the coming ten years, etc. Areas of difficult terrain, dense vegetation, burial grounds, stream courses and ecologically sensitive areas are not included in the "V" zones where possible.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)374****(Question Serial No. 6564)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

Under Programme (2), the Planning Department mentions the number of “unauthorised developments discontinued/regularised”. Please tabulate the number of such cases by District Council Districts in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 664)

Reply:

The enforcement power of the Planning Authority under the Town Planning Ordinance (Cap. 131) is only confined to areas previously covered by development permission area (DPA) plan in the rural New Territories. The number of unauthorised developments discontinued/regularised in the districts with DPA plans in the past five years (i.e. 2010 to 2014) are provided below:

District Council District	2010	2011	2012	2013	2014
Tuen Mun	19	26	24	27	15
Yuen Long	221	200	182	156	219
North	51	25	52	36	67
Tai Po	16	13	11	5	11
Sai Kung	4	12	9	9	20
Islands	-	4	1	1	2
Total	311	280	279	234	334

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)375****(Question Serial No. 6565)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning; (3) Town Planning Information Services

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

What were the respective areas of land under zonings other than the "Village Type Development" that were approved for Small House development over the past five years (2010-14)?

	Agriculture	Green Belt	Conservation Area	Government, Institution or Community	Others (please specify the planned use)
2010					
2011					
2012					
2013					
2014					

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 666)

Reply:

Planning applications for Small House development outside the "Village Type Development" ("V") zone approved by the Town Planning Board from 2010 to 2014 are as follows-

Year Zone	2010 (hectares)	2011 (hectares)	2012 (hectares)	2013 (hectares)	2014 (hectares)
Agriculture	0.7	1.2	1.2	1.3	1.4
Green Belt	0.4	0.4	0.2	0.1	0.1
Others*	0.007	0.1	0.7	0.2	0.1

* Including "Unspecified Use Area", areas zoned "Recreation", "Residential (Group D)" or "Residential (Group E)", and areas straddling "Agriculture", "Green Belt", "Road" and/or other zonings (except "V" zone).

There was no planning application for Small House development in “Conservation Area” and “Government, Institution or Community” zones. Planning applications for Small House development straddling the “V” zone and other zonings are not included in the above table.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)376

(Question Serial No. 7034)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

The Government will update the Hong Kong 2030: Planning Vision and Strategy, including forecasting the land requirements for economic uses and conducting other relevant studies with a view to formulating a territorial spatial development strategy beyond 2030. What are the expenditure, manpower and cost involved?

Asked by: Hon CHEUNG Kwok-che (Member Question No. 793)

Reply:

As announced in the 2015 Policy Address, Planning Department (PlanD) will undertake an updating exercise for the territorial development strategy. The exercise is known as "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK2030+). It is conducted mainly using in-house manpower and resources of PlanD as part of its overall duties, supported by the joint-up efforts of other relevant government bureaux/departments and engagement of professional consultancy services as necessary. Among others, the following technical assessments are being/will be undertaken by external expertise and professional services -

- (a) Review of Land Requirement for Grade A Offices, Business and Industrial Uses commenced in April 2014 for completion in mid-2015 (contract sum \$4.009 million);
- (b) Strategic Environmental Assessment commenced in end March 2015 (contract sum \$4.854 million); and
- (c) Transport and Land Use Assessment tentatively scheduled to commence in mid-2015.

Expenses may also be incurred for other relevant technical assessments and professional services including production of study documents and engagement with relevant stakeholders. Since the bulk of work is carried out by in-house staff of PlanD as part of their overall duties, we are unable to provide a separate breakdown of the administrative cost solely connected with this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)377

(Question Serial No. 4230)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

It is mentioned that the Planning Department will continue to take forward the detailed planning of the Kwu Tung North and Fanling North New Development Areas (NDAs), including preparation of layout plans and planning briefs, and provide planning input to the Civil Engineering and Development Department and the Lands Department to facilitate timely implementation of the NDAs. Please provide the details of the expenditure and staff establishment for the above task and the relevant work schedule.

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 78)

Reply:

In 2015-16, the Planning Department will deploy 16 staff members to, as part of their overall duties, oversee and co-ordinate the detailed district planning works related to the implementation of the Kwu Tung North and Fanling North New Development Areas (NDAs), including preparation of layout plans and planning briefs, and provide planning input to the Civil Engineering and Development Department and the Lands Department to facilitate the timely implementation of the NDAs. There is no breakdown of estimated expenditure solely for this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)378

(Question Serial No. 6112)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Please list in detail the information and expenditure involved in the rezoning of "Green Belt" ("GB") sites by the Government in the past five years. What is the expected progress to be made in the rezoning of "GB" sites in 2015-16, and the expenditure to be involved?

Asked by: Hon KWOK Ka-ki (Member Question No. 212)

Reply:

In the past five years (from 2010 to 2014), about 169 hectares (ha) of land originally zoned "Green Belt" ("GB") had been rezoned mainly to "Residential" (about 37%), "Road" (about 16%), "Government, Institution or Community" (about 14%), "Other Specified Uses" (about 12%)¹, "Open Space" (about 11%), etc.

As set out in Information Paper CB(1)407/14-15(01) that the Development Bureau provided to the Legislative Council Panel on Development in early January 2015², some 150 potential housing sites have been identified to meet the 10-year housing supply target. Some 70 of these potential housing sites are zoned "GB". As at December 2014, 14 of them had been rezoned for residential use (forming part of the 169 ha of "GB" land rezoned as mentioned in the paragraph above).

In 2015-16, we will continue to take forward the rezoning of sites, including those potential housing sites currently zoned "GB". The work will be undertaken by staff in the Planning Department as part of their overall duties, and as such we are unable to provide a breakdown of the expenditure involved solely in the task.

¹ The "Other Specified Uses" zones were mainly annotated for commercial/residential development, parking facilities and sewage treatment works.

² The Information Paper can be viewed at <http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/devcb1-407-1-e.pdf>

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)379****(Question Serial No. 3605)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

In response to Members' questions on the Budget last year, the Government indicated that most of the studies to review the agricultural land currently used for industrial purposes and temporary storage or abandoned will be completed in 2014-15. By that time, it should be able to estimate the number of abandoned agricultural land and industrial land (i.e. "brownfield sites") available for development.

How many pieces of abandoned agricultural land and industrial land (i.e. "brownfield sites") have been identified suitable for development since 2012-13?

Please provide a breakdown of the above sites which require construction and infrastructure works; yet to complete the rezoning procedures; and require construction and infrastructure works and rezoning.

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 61)

Reply:

Agricultural land which have over the years been abandoned or converted to other incompatible uses such as temporary open storage or industrial workshops is mainly found in the North District and Yuen Long. The review of the land uses of such land is included in the following studies being undertaken by the Planning Department (PlanD) -

Name of Planning Study	Estimated Completion Date
Planning and Engineering Study for Hung Shui Kiu New Development Area jointly commissioned by PlanD and the Civil Engineering and Development Department (CEDD) on 29 August 2011	2016

Name of Planning Study	Estimated Completion Date
Planning and Engineering Study for Kwu Tung South - Feasibility Study jointly commissioned by PlanD and CEDD on 30 November 2012	2015
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation jointly commissioned by PlanD and CEDD on 30 November 2012	2016
Preliminary Feasibility Study on Developing the New Territories North jointly commissioned by PlanD and CEDD on 30 January 2014	2015

As these studies are still in progress, we are not yet in a position to provide an estimation on the number of sites or area of land that could be converted for development of other uses. The Government will take appropriate follow-up actions in the light of the outcomes of the respective studies, including taking forward further planning procedures for converting the abandoned agricultural land for housing and other developments.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)380****(Question Serial No. 4261)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning; (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

- (a) Please list all the planning studies which are being and have been conducted by the Planning Department in 2014-15 as well as the expenditure and manpower involved; and
- (b) Please list all the planning studies to be commenced by the Planning Department in 2015-16 as well as the details, expenditure and manpower involved.

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 91)

Reply:

- (a) Details of the planning studies being conducted or completed by the Planning Department (PlanD) in 2014-15 are set out below-

Planning studies		Responsible departments	Estimated completion year	Total fee involved (\$M)	Spending in 2014-15 (\$M)	Manpower involved
<i>Completed in 2014-15</i>						
1.	Study on the Action Plan for the Bay Area of the Pearl River Estuary	PlanD	Completed	6.80	0.09	The study was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties.

Planning studies		Responsible departments	Estimated completion year	Total fee involved (\$M)	Spending in 2014-15 (\$M)	Manpower involved
<i>Completed in 2014-15</i>						
2.	Land Use and Traffic Impact Study for Caroline Hill Road Site	PlanD	Completed	1.40	0.28	The study was conducted by consultants. Management of consultancy was undertaken by in-house staff of PlanD as part of their overall duties.
<i>On-going in 2014-15</i>						
1.	Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	PlanD and Civil Engineering and Development Department (CEDD)	Targeted for completion in 2016	49.50	10.10	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
2.	Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge - Feasibility Study	PlanD and CEDD	Targeted for completion in 2017	63.40	1.50	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
3.	Hung Shui Kiu New Development Area Planning and Engineering Study	PlanD and CEDD	Targeted for completion in 2016	70.40	9.70	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.

Planning studies		Responsible departments	Estimated completion year	Total fee involved (\$M)	Spending in 2014-15 (\$M)	Manpower involved
<i>On-going in 2014-15</i>						
4.	Preliminary Feasibility Study on Developing the New Territories North	PlanD and CEDD	Targeted for completion in 2015	29.63	9.34	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
5.	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas - Feasibility Study	PlanD	Targeted for completion in 2016	7.00	0.50	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.
6.	Planning and Engineering Study for Kwu Tung South - Feasibility Study	PlanD and CEDD	Targeted for completion in 2015	17.00	5.27	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
7.	The Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau	PlanD	Targeted for completion in 2015	2.50	0.25	The study is conducted by services contractor. Management of the study is undertaken by in-house staff of PlanD as part of their overall duties.

Planning studies		Responsible departments	Estimated completion year	Total fee involved (\$M)	Spending in 2014-15 (\$M)	Manpower involved
<i>On-going in 2014-15</i>						
8.	Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (HK2030+)	PlanD	Targeted for completion in 2016	N.A.	N.A.	The study is mainly conducted by in-house staff of PlanD as part of their overall duties with joint-up efforts of other relevant bureaux/ departments.
9.	Review of Land Requirement for Grade A Offices, Business and Industrial Uses	PlanD	Targeted for completion in 2015	4.01	2.00	The study is conducted by services contractor. Management of the study is undertaken by in-house staff of PlanD as part of their overall duties.
10.	Strategic Environmental Assessment for HK2030+	PlanD	Targeted for completion in 2016	4.85	0.15	The study is conducted by consultants. Management of the study is undertaken by in-house staff of PlanD as part of their overall duties.
11.	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study	PlanD and CEDD	Targeted for completion in 2016	28.00	4.06	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
12.	Planning and Engineering Study on the Remaining Development in Tung Chung	PlanD and CEDD	Targeted for completion in 2015	44.00	13.40	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.

Planning studies		Responsible departments	Estimated completion year	Total fee involved (\$M)	Spending in 2014-15 (\$M)	Manpower involved
<i>On-going in 2014-15</i>						
13.	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	PlanD and CEDD	Targeted for completion in 2016	29.90	4.20	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD and CEDD as part of their overall duties.
14.	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	PlanD	Targeted for completion in 2015	4.50	1.22	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.
15.	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	PlanD	Targeted for completion in 2016	6.90	0.35	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.
16.	2014 Area Assessments of Industrial Land in the Territory	PlanD	Targeted for completion in 2015	N.A.	N.A.	The assessments are conducted by in-house staff of PlanD as part of their overall duties. No additional manpower is required.
17.	Review of Development Option for Caroline Hill Road Site	PlanD	Targeted for completion in 2015	1.33	0.92	The study is conducted by consultants. Management of consultancy is undertaken by in-house staff of PlanD as part of their overall duties.

(b) Details of the planning studies to be commenced in 2015-16 by PlanD are set out below -

Planning studies		Responsible department	Estimated commencement and completion year	Manpower involved
1.	Transport and Land Use Assessment for HK2030+	PlanD	Targeted for commencement in 2015 and completion in 2016	The study is planned to be conducted by consultants. Management of consultancy will be undertaken by in-house staff of PlanD as part of their overall duties.
2.	Review of Notional Architectural Scheme of Site 3 at the New Central Harbourfront	PlanD	Targeted for commencement in 2015 and completion in 2016	The study is planned to be conducted by consultants. Management of consultancy will be undertaken by in-house staff of PlanD as part of their overall duties.
3.	Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas	CEDD and PlanD	Targeted for commencement in 2015 and completion in 2017	The study is planned to be conducted by consultants. Management of consultancy will be undertaken by in-house staff of PlanD and CEDD as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)381****(Question Serial No. 4262)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning; (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

1. In the past five financial years, how many rezoning applications in total were approved by the Government?
2. Among the land for rezoning in the applications, how many of them were:
 - i. agricultural land;
 - ii. industrial land; and
 - iii. residential land?

How many hectares of land were there in each category?

Asked by: Hon LEONG Kah-kit, Alan (Member Question No. 92)

Reply:

1. & 2. From 1 April 2010 to 10 March 2015, a total of 25 applications for amendment of plans under section 12A of the Town Planning Ordinance (Cap. 131) were agreed/partially agreed by the Town Planning Board. Among which, seven applications involved the "Agriculture", "Industrial" and "Residential" zones. Details are as follows-

Zone	No. of cases	Area of land involved (hectares)
"Agriculture"	1	1.94
"Industrial"	2	0.15
"Residential"	4	0.37

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)382****(Question Serial No. 5674)**

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Will the Planning Department inform this Committee of the following:

- (1) How many reinstatement notices were issued in the past three years? How many of these notices were complied with and "reinstatement" actions were taken by the landowners to the satisfaction of the Planning Authority? How many of them were not complied with by the landowners resulting in them being prosecuted by the Government?
- (2) What were the expenditure and manpower involved in taking enforcement and prosecution actions against unauthorised developments in the rural New Territories in the past three years? Please also state the estimated expenditure and manpower involved in the coming year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 549)

Reply:

- (1) The breakdown on the number of reinstatement notices (RNs) issued in the past three years, the number of reinstatement cases complied with to the satisfaction of the Planning Authority and the number of prosecution cases due to non-compliance with these RNs is provided below -

	2012	2013	2014*
No. of cases with RN issued (No. of notices)	88 (594)	85 (445)	80 (412)
No. of reinstatement cases complied with to the satisfaction of the Planning Authority (No. of notices)	72 (464)	63 (323)	23 (133)
No. of prosecution cases in respect of non-compliance with the RNs (No. of summonses)	4 (4)	4 (10)	1 (2)

* For those outstanding cases not complied with the RN requirements, they were mostly RNs issued in the latter half of 2014. The compliance periods of these cases have just expired recently. They are currently under close monitoring by the Planning Department. If sufficient evidence is collected to prove that the RN requirements of these cases have not been complied with, prosecution action would be instigated according to the established procedure.

- (2) Planning enforcement and prosecution actions against unauthorised developments was undertaken by 63 staff of the Planning Department in 2012-13 and increased to 68 in 2013-14 and 2014-15. There will be no increase in manpower for planning enforcement in 2015-16. As the work is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown of the estimated expenditure solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)383****(Question Serial No. 5976)**

Head: (118) Planning Department

Subhead (No. & title): (000) Operational expenses

Programme: (-) Not Specified

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

There will be an increase of eight non-directorate posts in the Planning Department in 2015-16. Please advise:

- 1) the details of these posts and the reasons for such an increase;
- 2) the annual expenditure incurred by these additional new posts.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 621)

Reply:

The ranks, salary ranges and reasons for creation of the new posts in the Planning Department (PlanD) in 2015-16 are set out below:

Rank	No. of Posts *	Salary Range (per month)	Major Reasons for Creation of Posts
Town Planner/Assistant Town Planner	1	\$54,265 - \$91,590/ \$29,650 - \$45,150	To take forward the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030, among other duties.
Technical Officer/ Technical Officer Trainee (Cartographic)	1	\$18,310 - \$35,930/ \$12,030 - \$13,655	

Rank	No. of Posts *	Salary Range (per month)	Major Reasons for Creation of Posts
Town Planner/ Assistant Town Planner	1	\$54,265 - \$91,590/ \$29,650 - \$45,150	To provide professional/technical support to the Lantau Development Advisory Committee and secretariat support to its Planning and Conservation Sub-committee, among other duties.
Technical Officer/ Technical Officer Trainee (Cartographic)	1	\$18,310 - \$35,930/ \$12,030 - \$13,655	
Survey Officer/ Survey Officer Trainee (Planning)	1	\$18,310 - \$35,930/ \$12,030 - \$13,655	
Landscape Architect/ Assistant Landscape Architect	1	\$51,825 - \$91,590/ \$29,650 - \$45,150	To strengthen the support in landscaping work in relation to increase of land supply, among other duties.
Field Officer I	2	\$35,930 - \$47,280	To strengthen the support in landscaping work in relation to increase of land supply and other landscape assessment work, among other duties.
Executive Officer II	1	\$25,600 - \$45,150	To strengthen administrative support.
Assistant Clerical Officer	1	\$12,540 - \$25,600	To strengthen clerical support.
Total	10		

* Two existing time-limited posts (viz. one Senior Survey Officer (Planning) and one Senior Technical Officer (Cartographic) posts) will lapse on 1 April 2015. Therefore, the net increase of non-directorate posts in PlanD in 2015-16 is eight.

CONTROLLING OFFICER'S REPLY

DEVB(PL)384

(Question Serial No. 5977)

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (-) Not Specified
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the estimated number of staff, annual emoluments, housing allowance and allowances for the expenses on duty visits and official entertainment pertaining to the following posts in the Planning Department in 2015-16.

- Director
- Deputy Director of Planning
- Senior Personal Secretary
- Departmental Secretary
- Deputy Departmental Secretary
- Personal Secretary II of Departmental Administration Division
- Assistant Departmental Secretary
- Clerical Officer-in-charge
- Accounting Officer I
- Accounting Officer II
- Supplies Officer
- Supplies Supervisor II
- Chief Town Planner
- Senior Town Planner
- Town Planner
- Personal Secretary II of Strategic Planning Section
- Principal Survey Officer
- Survey Officer
- Senior Survey Officer
- Assistant Director of Planning
- Principal Technical Officer
- Technical Officer
- Clerical Officer-in-charge of General Section
- Confidential Assistant
- Senior Official Languages Officer
- Official Languages Officer I
- Official Languages Officer II
- Senior Information Officer

- Personal Secretary II of Technical Services Section
- Assistant Information Officer
- Cartographer
- Chief Technical Officer
- Technical Officer
- District Planning Officer
- Assistant Town Planner
- Town Planning Graduate Trainee
- Air Ventilation Assessment Advisor
- Clerical Officer
- Senior Landscape Architect
- Landscape Architect
- Assistant Landscape Architect
- Field Officer I

Asked by: Hon LEUNG Kwok-hung (Member Question No. 622)

Reply:

The estimated number of staff in 2015-16 and the salary range of the posts listed in the question are set out below:

Posts	Estimated no. of staff	Salary Range (per month)
Director	1	\$202,800 - \$208,900
Deputy Director of Planning	2	\$168,300 - \$183,700
Senior Personal Secretary	1	\$35,930 - \$45,150
Departmental Secretary	1	\$94,905 - \$109,340
Deputy Departmental Secretary	2	\$60,690 - \$91,590
Personal Secretary II of Departmental Administration Division	1	\$13,350 - \$25,600
Assistant Departmental Secretary	5	\$25,600 - \$59,485
Accounting Officer I	1	\$47,280 - \$59,485
Accounting Officer II	1	\$24,380 - \$45,150
Supplies Officer	1	\$45,150 - \$59,485
Supplies Supervisor II	3	\$12,540 - \$25,600
Chief Town Planner/ District Planning Officer	16	\$121,900 - \$133,300
Senior Town Planner	76	\$94,905 - \$109,340
Town Planner	125	\$54,265 - \$91,590
Personal Secretary II of Strategic Planning Section	1	\$13,350 - \$25,600
Principal Survey Officer	8	\$51,825 - \$68,250
Survey Officer	139	\$18,310 - \$35,930
Senior Survey Officer	43	\$37,620 - \$49,515
Assistant Director of Planning	6	\$144,700 - \$158,250

Posts	Estimated no. of staff	Salary Range (per month)
Principal Technical Officer	4	\$51,825 - \$68,250
Technical Officer	104	\$18,310 - \$35,930
Confidential Assistant	2	\$18,310 - \$28,255
Senior Official Languages Officer	2	\$60,690 - \$91,590
Official Languages Officer I	12	\$47,280 - \$59,485
Official Languages Officer II	1	\$24,380 - \$45,150
Senior Information Officer	1	\$60,690 - \$74,690
Personal Secretary II of Technical Services Section	1	\$13,350 - \$25,600
Assistant Information Officer	1	\$24,380 - \$45,150
Cartographer	1	\$45,150 - \$91,590
Chief Technical Officer	1	\$71,385 - \$81,260
Assistant Town Planner	20	\$29,650 - \$45,150
Town Planning Graduate Trainee	45	\$19,470 - \$20,180
Air Ventilation Assessment Advisor	2	\$42,935
Clerical Officer/Clerical Officer-in-charge (including Clerical Officer-in-charge of General Section)	18	\$26,895 - \$34,305
Senior Landscape Architect	1	\$94,905 - \$109,340
Landscape Architect	5	\$51,825 - \$91,590
Assistant Landscape Architect	1	\$29,650 - \$45,150
Field Officer I	3	\$35,930 - \$47,280

There are no separate breakdowns on the allowances provided to the staff listed above.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)385

(Question Serial No. 3838)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Town Planning Information Services
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 46 of the Budget Speech that from this year onwards, free online government information will be released in digital formats. Regarding the dissemination of town planning information, please advise:

Will free statutory planning information, i.e., information on applications for planning permission, representation/objection relating to statutory plans and rezoning/amendment of plans available on the Statutory Planning Portal 2 (SPP2), be released in a machine-readable format on the online website Data.One in order to enhance public awareness of and engagement in planning matters? If yes, what are the details, timetable, expenditure and manpower involved? If no, what are the reasons?

Asked by: Hon MOK Charles Peter (Member Question No. 53)

Reply:

The Town Planning Board is a statutory body established under the Town Planning Ordinance (Cap. 131) (the Ordinance). Planning applications, and representations and comments with respect to statutory plans are made available for public inspection in accordance with the provisions of the Ordinance. Currently, the gist of planning applications and representations is available on the Statutory Planning Portal 2 (SPP2) for reference of members of the public. The planning applications and representations are also available for public inspection at the Planning Department. The Board has no plan to convert planning application materials into machine-readable format for uploading onto SPP2 in view of legal and technical issues including copyrights.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)386

(Question Serial No. 3839)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (4) Technical Services
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Regarding the dissemination of the latest statutory planning information on the Internet, please advise:

- (1) What were the expenditure and manpower involved in 2014-15 in improving and enhancing the planning data and web-based information systems? What are the specific targets, contents and time schedule, and the cost and manpower required for 2015-16?
- (2) Does the Government have any plan to disseminate to the public the updated forecasts of population and employment distribution in digital formats online? If so, what are the details and time schedule, and the expenditure and manpower required? If not, what are the reasons?

Asked by: Hon MOK Charles Peter (Member Question No. 54)

Reply:

- (1) The "Statutory Planning Portal 2" (SPP2) of the Town Planning Board was developed as part of the "Revamp of Online Outline Zoning Plan Internet/Intranet Services Project" with a project cost of about \$9.8 million to enhance the service to disseminate statutory planning information to both the public and government users. The management of the project is absorbed by in-house staff of the Planning Department (PlanD) as part of their overall duties. The SPP2 website, launched for public use in November 2014, provides users with the latest statutory plan and planning information with map data, including street number which is viewable in the map viewer with zoom-in function. The public can also make use of the search function of SPP2 to view relevant planning information by inputting building names or addresses. PlanD would continue to deploy resources to enhance SPP2 to improve the planning services to the public.

- (2) PlanD has been publishing the “Working Group on Population Distribution Projections” covering a 10-year period in both Portable Document Format and Excel Format at its website (available at http://www.pland.gov.hk/pland_en/info_serv/statistic/wgpd14.html) since 2006. For the employment distribution and long-term population distribution projections, they are compiled for internal use of government departments and their consultants for the planning of major infrastructure and land development. Given their technical nature and the various underlying assumptions involved, the said projections are not intended for dissemination to the public.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)387****(Question Serial No. 3357)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

Will the Administration provide this Committee with information about land sites reserved for residential use in the Government's land sale programme since 2011/12 in the given tabular form:

	No. of sites requires land-use change (No. of sites succeeded in changing land use)	No. of flats to be produced/ (produced)	No. of sites requires development-parameter change (No. of sites succeeded in changing development parameters)	No. of flats to be produced/ (produced)	Average processing time [in months] for vetting proposals about land-use change (Average processing time [in months] for amendments to the development parameters of the Outline Zoning Plans)	The longest and the shortest time taken to complete the vetting for land-use change [in months]	The longest and the shortest time taken to complete the vetting for amendments to the development parameters of the Outline Zoning Plans [in months]	Reasons for the sites failed to change land use or development parameters (the potential number of flats could have otherwise been produced)
2011/12								
2012/13								
2013/14								
2014/15								
2015/16								

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 62)

Reply:

Information on residential sites in the Government's Land Sale Programme from 2011-12 to 2015-16 requiring amendment of the Outline Zoning Plan (OZP) to change land use zoning and/or development parameters are set out in the following table -

Financial year	Total number of sites requiring amendment of OZP (position as at the date of announcing the relevant annual Land Sale Programme)[#]	Estimated flat number	Number of sites for which amendment of OZP has been approved (position as at 31 March 2015)	Estimated flat number	Remarks
2011-12	6	1 520	6	1 520	-
2012-13	4	551	3	550	Town Planning Board (TPB) agreed to retain one site as “Government, Institution or Community” (G/IC) zone instead of rezoning it for residential use.
2013-14	15	8 540	11	4 400	TPB agreed to retain one site as “G/IC” zone instead of rezoning it for residential use.
2014-15	15	8 200	7	5 140	TPB agreed to retain two sites as “Green Belt”/ “G/IC” zones instead of rezoning them for residential use.
2015-16	9	5 540	-	-	Amendment to OZP for these nine sites is being processed.

The figure in this column excludes sites subsequently taken out from the Land Sale Programmes for non-private housing uses. To avoid double-counting, sites that were rolled over to the subsequent financial year are counted only once in the financial year when they first appeared.

The time taken for completing the OZP amendment process for most of the above sites ranged from five months to 15 months. For sites in respect of which the OZP amendment process is held up by judicial review with order granted by the court staying the submission of the OZP amendments to the Chief-Executive-in-Council, the time taken to complete the OZP amendment process is subject to the proceedings in the court.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)388

(Question Serial No. 3359)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Town Planning Information Services
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2015-16, Planning Department will organize activities and produce publications to enhance public awareness of town planning in Hong Kong and to facilitate dissemination of planning information. In this connection, will the Administration inform this Committee:

- (a) the provision earmarked for easing social resistance against amendments to outline zoning plans for residential developments in various districts for 2015-16 as well as for each of the past 5 years;
- (b) efforts (e.g. activities, publications, etc) taken by the Administration to do the work on part (a) in each of the past 5 years and the effectiveness of these efforts; and
- (c) efforts to be taken by the Administration to do the work on part (a) for 2015-16 with quantifiable targets to gauge the effectiveness of these efforts.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 64)

Reply:

- (a) to (c) The Planning Department (PlanD) has all along been proactive in disseminating planning information and promoting public education in town planning with a view to enhancing the public's understanding of land-use planning and development in Hong Kong in general. PlanD conducts outreach programme, organises exhibitions and activities in the City Gallery, produces publications on general planning information as well as disseminates planning information via planning enquiry counters and digital platform. With respect to major planning and engineering studies for new development areas and new town extensions, PlanD will collaborate with the Civil Engineering and Development Department in organising large-scale community engagement exercises at various stages of the studies. The processing of proposed amendments to outline zoning plans

(OZPs) follows the statutory provisions under the Town Planning Ordinance (Cap. 131) including the exhibition of OZPs for public inspection and the hearing of representations and comments to OZPs. The District Planning Officers of PlanD also consult the relevant District Councils and local groups on the proposed amendments to OZPs to bridge understanding. There is no provision earmarked for organising activities and producing publications solely for easing social resistance against amendments to OZPs for residential developments in various districts for 2015-16 as well as for each of the past five years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)389

(Question Serial No. 4178)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

The actual number of representations/comments on statutory plans processed in 2014 was 115 134, which was a substantial increase from 4 400 in 2013. The Administration further estimates that the number will rise to 141 870 in 2015. Given the increased workload, will the Administration inform this Committee whether additional provision and manpower will be deployed to handle work of this sort and whether enhanced steps will be taken to ensure that quality of work and fair procedures in processing each representation/comment will not be compromised?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 74)

Reply:

Although there was a substantial increase in the number of representations/comments processed in 2014, a high percentage of the representations/comments were similar in nature. Administrative arrangements have been adopted to ensure more efficient and effective hearing of representations/comments, while upholding the rights of the representers and commenters to be heard in accordance with the provisions under the Town Planning Ordinance (Cap. 131). The increased workload will be absorbed by the existing staff of the Planning Department except the addition of an Assistant Clerical Officer.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)390

(Question Serial No. 4180)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2015-16, the Government will continue to manage the planning and design studies on the redevelopment of Queensway Plaza and the redevelopment of government sites at Sai Yee Street and Mong Kok East Station. Please update this Council the current progress, timetable and target of these projects. Will the Government consider allocating extra manpower and resources to push forward these redevelopment projects? If yes, what are the details; if no, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 82)

Reply:

The Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study (the Queensway Study) has formulated a draft recommended development scheme (RDS) to use the site for commercial/office and public open space development. The Central and Western District Council and the Town Planning Board were consulted on the draft RDS in January 2015. Taking account of the comments received, the RDS is being revised together with the undertaking of necessary technical assessment. The Queensway Study is scheduled for completion in 2015. The timetable of redevelopment will be subject to the findings and recommendations of the study.

The Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study (the Sai Yee Street Study) aims to investigate the development potential of the government sites for a comprehensive development including residential, commercial/office/hotel, open space and/or government, institution or community facilities. The Sai Yee Street Study commenced in early 2015 for completion in 12 months.

Consultants are employed for undertaking both studies. Management of the consultancy studies is absorbed by in-house staff of the Planning Department as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)391

(Question Serial No. 4190)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

The Administration stated last year that it would commence the updating of the territorial development strategy recommended under the Hong Kong 2030: Planning Vision and Strategy Study, including the forecast of economic land demand and such work was scheduled to commence in the second quarter of 2014 for completion within 14 months. However, this work is categorised as a new initiative in 2015 Policy Agenda and one of the matters requiring special attention in 2015-16 in the Estimates. In this connection, will the Administration inform this Committee the latest development of such work, including:

- a) the original and updated, if any, scope of this work;
- b) the original and latest estimate of the cost of this work; and
- c) the original and latest estimate of the commencement and completion dates of this work?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 80)

Reply:

- a) As announced in the 2015 Policy Address, Planning Department (PlanD) will undertake an updating exercise for the territorial development strategy. The exercise is known as "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK2030+). It aims to provide an updated territorial spatial planning framework for the future development of Hong Kong and set out the broad directions to be adopted by the Government for land supply and town planning at the strategic level. The major study tasks include baseline review (including demand/supply assessments), consolidation of key planning issues, option generation and evaluation, impact assessments, and strategy formulation. Preparatory work such as the commissioning of supporting technical assessments including the Review of Land Requirement for Grade A Offices, Business and Industrial Uses was undertaken in 2014 to pave way for the commencement of the main study of HK2030+ in January 2015. There has been no change in the scope of HK2030+.

- b) HK2030+ is conducted mainly using in-house manpower and resources of PlanD as part of its overall duties, supported by the joint-up efforts of other relevant government bureaux/departments and engagement of professional consultancy services as necessary. Among others, the following technical assessments are being/will be undertaken by external expertise and professional services -
- (i) Review of Land Requirement for Grade A Offices, Business and Industrial Uses commenced in April 2014 for completion in mid-2015 (contract sum \$4.009 million);
 - (ii) Strategic Environmental Assessment commenced in end March 2015 (contract sum \$4.854 million); and
 - (iii) Transport and Land Use Assessment tentatively scheduled to commence in mid-2015.

Expenses may also be incurred for other relevant technical assessments and professional services including production of study documents and engagement with relevant stakeholders. Since the bulk of work is carried out by in-house staff of PlanD as part of their overall duties, we are unable to provide a separate breakdown of the administrative cost solely connected with this task.

- c) The main study of HK2030+ commenced in January 2015 and is expected to be completed in phases in about two years. There has been no change in the commencement and completion dates of this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)392

(Question Serial No. 3751)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

The Planning Department indicates that it will continue to provide planning input to the West Kowloon Cultural District project and Kai Tak Development project in 2015-16. In this connection, will the Government inform this Committee:

- (1) What input has been provided on these two projects in the past year? What is the progress of implementation?
- (2) What specific work will be carried out in 2015-16 and what is the estimated expenditure involved?
- (3) Have the work and procedures involved been reviewed and expedited for an early completion of these two projects?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 53)

Reply:

- (1) The Planning Department (PlanD), as part of the daily district planning work, has provided planning inputs and advice in relation to these two projects to the project proponents and concerned government bureaux/departments to ensure the implementation of these two projects would be in compliance with the statutory planning requirements and compatible with their surrounding developments. In this regard, in the past year PlanD processed two planning applications which proposed minor relaxation of development intensity and building height of the West Kowloon Cultural District (WKCD) and retail/dining/entertainment uses in the Park of WKCD respectively. PlanD had also worked with the Civil Engineering and Development Department to complete the review of the Kai Tak Development to increase housing and office land supply.

- (2) In 2015-16, PlanD will continue its district planning work to provide inputs to relevant parties on these two projects. As the work will be undertaken by PlanD staff as part of their overall duties, there is no breakdown of estimated expenditure solely for this task.
- (3) PlanD will regularly monitor the progress and related procedures to facilitate implementation of these two projects by phases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)393

(Question Serial No. 7094)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (-) Not Specified
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

It is stated in Head 62 that the Housing Department administers housing-related infrastructure projects under Head 711, including minor housing development related works, studies and investigations for items in Category D of the Public Works Programme. With regard to the proposed public and private housing developments, please inform this Committee of the following:

A: In view of the Planning Department's proposals made to the Sha Tin District Council (STDC) on various housing developments (including the private housing development at the site to the east of Yiu Sha Road in Whitehead, the public housing development at Hang Kin Street, the public housing development at Au Pui Wan Street in Fo Tan, the proposed private housing development at Lai Ping Road adjacent to the north of Yung Ping Path in Kau To, and the proposed private housing development at the site to the north of Tai Po Road near Garden Villa in Tai Wai), whether assessments of the impact of these developments on community facilities and traffic had been made before the proposals were submitted to the STDC; if yes, the expenditure and manpower involved; if no, the reason(s).

Asked by: Hon TONG Ka-wah, Ronny (Member Question No. 86)

Reply:

The community facilities and traffic impact of the proposed private and public housing developments in Sha Tin and Ma On Shan had been assessed before the proposals were submitted to the Sha Tin District Council. The existing and planned Government, Institution or Community facilities are generally sufficient to meet the need of the planned population. There is a deficit of hospital beds within the two areas but the provision will be determined within a regional context and the overall demand and provision of hospital facilities would be comprehensively reviewed by the Hospital Authority and the Food and Health Bureau. While there are deficits of a sports ground/sports complex within Sha Tin and primary schools within Ma On Shan, three sites have been reserved for provision of

sports centres within Sha Tin. The provision of sports ground/sports complex and primary schools would be monitored. Subject to implementation of road improvement works near To Shek Service Reservoir, Sha Tin and near Yiu Sha Road, Ma On Shan, there would not be any adverse cumulative traffic impact arising from the proposed public and private housing developments. The expenditure and manpower involved are absorbed by the Planning Department and the Transport Department as part of their overall duties. We are unable to provide a breakdown of the cost solely for the assessments.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)394****(Question Serial No. 3791)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (K K LING)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Policy Address, the Planning Department has started the amendments to statutory plans of 45 sites. Please inform this Committee of:

1. the details of the 45 sites, including their locations, size and progress of plan amendments;
2. the list of sites to proceed with the plan amendments in this and the next year.

Asked by: Hon WU Chi-wai (Member Question No. 66)

Reply:

1. As reported in Information Paper CB(1)407/14-15(01) provided to the Legislative Council Panel on Development in January 2015, most of the some 150 potential housing sites identified in land use reviews may be made available for housing development in the five years of 2014-15 to 2018-19 for providing over 210 000 flats subject to timely amendments to their statutory plans. Plan amendments had been initiated in respect of 45 sites as at end-December 2014, details of which are set out below -

District Council	Location	Site Area (hectares)	Progress of Plan Amendment (as at 17 March 2015)
Kowloon City	Sheung Shing Street, Ho Man Tin	0.91	Ongoing
Kwun Tong	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	1.23	Ongoing
	Choi Wing Road, Ngau Tau Kok	0.67	Ongoing
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	1.06	Ongoing
	Hiu Ming Street/Hiu Kwong Street, Kwun Tong	1.14	Ongoing
	Ex-Cha Kwo Ling Kaoline Mine Site	2.99	Ongoing
	Ex-Cha Kwo Ling Kaoline Mine Site	0.3	Ongoing

District Council	Location	Site Area (hectares)	Progress of Plan Amendment (as at 17 March 2015)
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	0.32	Ongoing
	Near Mayfair Gardens, Tsing Yi	0.62	Ongoing
	Lai Kong Street, Kwai Chung	0.38	Ongoing
	Tai Wo Hau Road Phase 2, Kwai Chung	0.31	Ongoing
	Near Cheung Wang Estate, Tsing Yi	0.14	Ongoing
Sham Shui Po	North of Yin Ping Road, Tai Wo Ping	2.04	Ongoing
Sha Tin	Lok Wo Shan Lane, Area 111, Ma On Shan	0.83	Completed
	Hang Tai Road, Area 86B, Ma On Shan	0.85	Completed
	Ma On Shan Road (Northern Portion)	1.89	Completed
	Ma On Shan Road (Southern Portion)		
Tai Po	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	8	Completed
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po		
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po		
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po		
	Lo Fai Road (Eastern Portion) , Tai Po	4.13	Ongoing
	Lo Fai Road (Western Portion) , Tai Po		
	Lai Chi Shan, Tai Po	4.25	Ongoing
	Near Fung Yuen, Ting Kok	4.78	Reverted to "Green Belt" and "Government, Institution or Community" zones ^{Note 1}
	West of Nethersole Hospital, Tai Po	0.57	Reverted to "Green Belt" zone ^{Note 1}
	Near Junction of Tai Po Road and Yat Yiu Avenue, Tai Po	2.09	Ongoing
	Chung Nga Road East, Tai Po	9.59	Ongoing
	Area 9, Tai Po		
	Chung Nga Road West, Tai Po		
Near Cheung Shue Tan Road, Tai Po Kau	2.54	Ongoing	

District Council	Location	Site Area (hectares)	Progress of Plan Amendment (as at 17 March 2015)
Tuen Mun	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	1.1	Completed
	Tsing Ha Lane, Area 20, Tuen Mun	0.61	Completed
	Ex-Perwon Barracks, Castle Peak Road - Castle Peak Bay Section, Area 48, Tuen Mun	2.4	Completed
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	0.88	Completed
	Ex-Hong Kong Christian Service Pui Oi School, Area 39, Tuen Mun	0.48	Completed
	Area 29 West, Tuen Mun	1.32	Completed
	Area 2, Tuen Mun	0.31	Completed
	Ex-Perowne Barracks (near Kwun Tsing Road), Area 48, Tuen Mun	2.75	Completed
	Area 54 Site 5, Tuen Mun	0.77	Completed
	Kei Lun Wei, Area 54, Tuen Mun	1	Completed
	South of Kwun Chui Road, Area 56, Tuen Mun	1.24	Completed
Yuen Long	Ha Ko Po Tsuen, Kam Tin North	3.22	Completed
	Wang Chau North/South Phase 1, Yuen Long	5.67	Ongoing
Islands	Tung Chung Area 27	0.92	Ongoing

Note 1: After hearing of representations/comments related to the amendments to the Tai Po Outline Zoning Plan on 13 February 2015, the Town Planning Board (TPB) proposed to revert one site to “Green Belt” and “Government, Institution or Community” zones and another site to “Green Belt” zone. The proposed amendments to meet the representations were gazetted on 13 March 2015.

2. As mentioned above, the Government has identified some 150 potential housing sites to meet the 10-year housing supply target, most of which may be made available for housing development in the five years of 2014-15 to 2018-19 subject to timely amendments to their statutory plans. Details of these potential housing sites are set out in Annex D of Information Paper CB(1)407/14-15(01).

In addition to the aforementioned 45 sites, as at 17 March 2015, proposed plan amendments had been submitted to TPB for seven more potential housing sites as set out below -

District Council	Location	Site Area (hectares)	Progress of Plan Amendment (as at 17 March 2015)
Tuen Mun	North of Jade Cove, So Kwun Wat, Tuen Mun	6.03	Ongoing
	North of The Aegean, So Kwun Wat, Tuen Mun		
	North of Fiona Garden, So Kwun Wat, Tuen Mun		
Southern ^{Note 2}	West of Wong Ma Kok Road (near Regalia Bay), Stanley	2.55	Plan amendment agreed by TPB on 27 February 2015 and to be gazette
Sha Tin	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	0.59	Plan amendment agreed by TPB on 13 March 2015 and to be gazette
	Whitehead, Ma On Shan	0.46	

Note 2: TPB decided on 27 February 2015 not to rezone the site at East of Wong Ma Kok Road (near Regalia Bay), Stanley, for housing development. Hence, the corresponding plan amendment will not be gazetted.

The said some 150 potential housing sites constitute an important part of the housing land supply in the short to medium term. Rezoning the sites concerned is the key to achieving the 10-year total housing supply target, and we have already initiated the rezoning of about one-third of them in one year. We will continue the relevant statutory plan amendments full steam ahead so as to increase and expedite the short to medium-term housing land supply. For those sites the statutory planning procedure of which has yet to commence, we will, as with the established practice, further consult the respective District Councils and local community when we have completed the required technical assessments and firmed up the development parameters, and proceed with the statutory plan amendments as soon as practicable.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)395****(Question Serial No. 6407)**

Head: (701) Capital Works Reserve Fund: Land Acquisition

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. How many claims for "Tun Fu" allowance were received by the Government in 2013-14 and 2014-15? Please provide a breakdown of the claims by name of village, allowance granted and specific use related to the allowance according to the dates on which they were granted; and
2. Has the Government verified whether the expenditure items were cost-effective, including whether the impact of public works projects on the fung shui of the indigenous villages could be alleviated? If yes, what specific actions and procedures have been taken for verification? If not, why not? How does the Government ensure that the allowances will be well spent?

Asked by: Hon CHAN Ka-lok, Kenneth (Member Question No. 382)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

*Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.*

1. For the years 2013-14 and 2014-15, the Lands Department received a total of 27 claims for "Tun Fu" allowance. The number of claims received in each year is tabulated below:-

Year	Number of Claims Received
2013-14	17
2014-15 (up to end of February 2015)	10

As to the amount of allowance granted, the villages involved and the specific use related to the allowance, the details are shown below:-

Year	Amount Granted	Villages Involved	Specific Use
2013-14	\$1,160,000	Tuen Mun district (1 village) Islands district (18 villages) Sha Tin district (3 villages)	“Tun Fu” ceremonies covering fung shui master’s fee, “Tun Fu” master’s fee, purchase of joss-papers and sticks, food offered in the ceremonies etc.
2014-15 (up to end of February 2015)	\$1,708,792	North district (6 villages) Sai Kung district (1 village) Islands district (3 villages) Sha Tin district (1 village) Tai Po district (1 village)	

2. The granting of “Tun Fu” allowance aims to facilitate the performance of “Tun Fu” ceremonies for indigenous villages affected by public works projects to address and alleviate the villagers’ fung shui concerns, thereby facilitating timely completion of public projects. All claims must be fully justified and a list of itemised costs in respect of the “Tun Fu” ceremonies must be provided for consideration. In determining the amount of “Tun Fu” allowance, the reasonableness of the claim with reference to past similar claims, the proximity of public works to the villages or sites where fung shui is said to be affected, the relevant deity spots, village size and population will be taken into account. Each village may only submit one single claim in respect of each public works project. Views of relevant government departments may also be collected. After the ceremony, the village representative is required to submit to the Government an account of expenditure for the “Tun Fu” ceremony for verification.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)396****(Question Serial No. 5846)**Head: (701) Capital Works Reserve Fund: Land AcquisitionSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Director of Lands (Ms Bernadette LINN)Director of Bureau: Secretary for DevelopmentQuestion:

How much was spent on fung shui compensation arising from public works projects in the last five years; and of which how much was spent on "Tun Fu" payments?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 226)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

*Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.*

The Lands Department (Lands D) has been paying "Tun Fu" Ex-gratia Allowance (EGA) to pre-1898 indigenous villages in the New Territories affected by public works projects to facilitate the villagers' performance of "Tun Fu" ceremonies to address their concerns relating to fung shui. The payment of the EGA aims to facilitate timely completion of public projects. The amounts of "Tun Fu" EGA payments made by Lands D in the past five years are as follows:-

Year	Amount
2010-11	\$1,278,000
2011-12	\$5,176,300
2012-13	\$407,400
2013-14	\$1,160,000
2014-15 (up to end of February 2015)	\$1,708,792

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)397

(Question Serial No. 4557)

Head: (707) Capital Works Reserve Fund: New Towns and Urban Area Development

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Development

Question:

What are the details of the infrastructure works for housing sites adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei? What is the construction programme? What is the expenditure involved?

Asked by: Hon WONG Pik-wan, Helena (Member Question No. 99)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

*Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.*

The infrastructure project concerned is funded by PWP item no. 7731CL. It serves two housing sites adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei. The project comprises the construction of at-grade roads and bridge structures (of total length about one kilometre) connecting the two housing sites with Lung Cheung Road, as well as associated geotechnical and ancillary works. Construction has commenced in 2013 for completion in 2016. The approved project estimate is \$781.4 million and the expenditure up to mid-March 2015 is about \$224.6 million.

- End -