

立法會
Legislative Council

LC Paper No. CB(1)615/18-19
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting
held on Tuesday, 24 October 2017, at 2:30 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)
Hon Kenneth LAU Ip-keung, BBS, MH, JP (Deputy
Chairman)
Hon CHAN Hak-kan, BBS, JP
Hon CHAN Kin-por, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon WU Chi-wai, MH
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung, JP
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon Andrew WAN Siu-kin
Dr Hon Junius HO Kwan-yiu, JP
Hon LAM Cheuk-ting
Hon Wilson OR Chong-shing, MH
Hon CHAN Chun-ying

Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LUK Chung-hung
Hon LAU Kwok-fan, MH
Hon Jeremy TAM Man-ho

Member attending : Hon WONG Ting-kwong, GBS, JP

Members absent : Hon Abraham SHEK Lai-him, GBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Alvin YEUNG
Hon CHU Hoi-dick
Hon HO Kai-ming
Hon Holden CHOW Ho-ding
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu

Public officers attending : **Agenda item IV**

Mr Michael WONG Wai-lun, JP
Secretary for Development

Ms Bernadette LINN, JP
Permanent Secretary for Development (Planning
and Lands)

Mr HON Chi-keung, JP
Permanent Secretary for Development (Works)

Ms Doris HO Pui-ling, JP
Deputy Secretary for Development (Planning and
Lands)¹

Mr Maurice LOO Kam-wah, JP
Deputy Secretary for Development (Planning and
Lands)²

Ms Selene TSOI Sze-long, JP
Deputy Secretary for Development (Planning and
Lands)3

Miss Joey LAM Kam-ping, JP
Deputy Secretary for Development (Works)1

Mr Vincent MAK Shing-cheung, JP
Deputy Secretary for Development (Works)2

Mr Francis CHAU Siu-hei
Deputy Secretary for Development (Works)3

Ms Brenda AU Kit-ying
Head of Energizing Kowloon East Office
Development Bureau

Dr CHEUNG Tin-cheung, JP
Director of Buildings

Mr LAM Sai-hung, JP
Director of Civil Engineering and Development

Mr Thomas CHAN Chung-ching, JP
Director of Lands

Mr Raymond LEE Kai-wing, JP
Director of Planning

Mr Enoch LAM Tin-sing, JP
Director of Water Supplies

Clerk in attendance : Ms Doris LO
Chief Council Secretary (1)2

Staff in attendance : Miss Rita YUNG
Senior Council Secretary (1)2

Ms Mandy LI
Council Secretary (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Action

I Confirmation of minutes

(LC Paper No. CB(1)73/17-18 — Minutes of meeting on
12 October 2017)

The minutes of the meeting on 12 October 2017 were confirmed.

II Information papers issued since the meeting on 17 July 2017

(LC Paper No. CB(1)1331/16-17(01) — Issues raised at the meeting between Legislative Council Members and Tsuen Wan District Council members on 26 May 2017 relating to public footbridges managed and maintained by land owners of private developments (restricted to members)

LC Paper No. CB(1)1332/16-17(01) — Letter dated 18 July 2017 from Dr Hon KWOK Ka-ki on "Interim Public Consultation on the Detailed Feasibility Study for Environmentally Friendly Linkage System for Kowloon East and Progress Report on Kai Tak Development"

LC Paper No. CB(1)1376/16-17(01) — Administration's response to the letter dated 5 July 2017 from Hon LEUNG Che-cheung on signboard control (LC Paper No. CB(1)1270/16-17(01))

LC Paper No. CB(1)1406/16-17(01) — Issues raised at the meeting between Legislative Council Members and Yau Tsim

- Mong District Council members on 23 June 2017 relating to impact of implementing the Fire Safety (Buildings) Ordinance (Cap. 572) on property owners of old buildings in Yau Tsim Mong District (Restricted to members)
- LC Paper No. CB(1)1406/16-17(02) — Issues raised at the meeting between Legislative Council Members and Yau Tsim Mong District Council members on 23 June 2017 relating to problems arising from unauthorized sub-division of flat units in buildings and countermeasures (Restricted to members)
- LC Paper No. CB(1)1422/16-17(01) — Letter dated 26 June 2017 from Hon Steven HO on implementation arrangements for the Hung Shui Kiu New Development Area Project
- LC Paper No. CB(1)1422/16-17(02) — Administration's response to the letter dated 26 June 2017 from Hon Steven HO on implementation arrangements for the Hung Shui Kiu New Development Area Project (LC Paper No. CB(1)1422/16-17(01))
- LC Paper No. CB(1)10/17-18(01) — Issues raised at the meeting between Legislative Council Members and Kowloon City District Council members on 7 July 2017

- relating to community problems caused by illegal parking of tourist coaches and the request for the provision of additional public car parks (Restricted to members)
- LC Paper No. CB(1)13/17-18(01) — Issues raised at the meeting between Legislative Council Members and Kwun Tong District Council members on 30 June 2017 relating to traffic congestion problem in the Kowloon Bay Business Area (Restricted to members)
- LC Paper No. CB(1)35/17-18(01) — Letter dated 11 October 2017 from Hon Alice MAK Mei-kuen on Waterworks (Amendment) Bill 2017)

2. Members noted that the above information paper had been issued since the meeting on 17 July 2017.

III Items for discussion at the next meeting

(LC Paper No. CB(1)83/17-18(01) — List of outstanding items for discussion

LC Paper No. CB(1)83/17-18(02) — List of follow-up actions)

3. Members agreed that a special meeting would be scheduled for Tuesday, 31 October 2017, from 4:30 pm to 6:30 pm to discuss the following items proposed by the Administration:

- (a) Work of the Urban Renewal Authority;
- (b) Progress report on heritage conservation initiatives;
- (c) Revision of Fees and Charges under Mines (Safety) Regulations (Cap. 285B), Dangerous Goods (General) Regulations (Cap. 295B), and Dangerous Goods

(Government Explosives Depots) Regulations (Cap. 295D) under the Purview of the Civil Engineering and Development Department; and

- (d) Lifts and Escalators Ordinance (Cap. 618) Commencement Notices under Sections 14, 15, 19, 20, 21, 23, 25 and 26 of Schedule 16 in respect of Recognized Qualifications for Registered Engineer and Registered Worker.

4. Ms Tanya CHAN suggested extending the meeting time of the above special meeting in view of the heavy agenda. The Chairman took note of Ms CHAN's view.

(Post-meeting note: At the instruction of the Chairman, the special meeting scheduled for Tuesday, 31 October 2017 was extended to end at 7:00 pm.)

5. Members agreed that the next regular meeting would be scheduled for Tuesday, 28 November 2017, from 2:30 pm to 5:30 pm to discuss the following items proposed by the Administration:

- (a) Capital Works Reserve Fund block allocation for 2018-2019;
- (b) PWP Item No. 7804CL — Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long — Advance Works;
- (c) Supply of Dongjiang Water; and
- (d) Staffing proposal of Development Bureau and Water Supplies Department in taking forward the drinking water safety and land supply initiatives and the reorganization of the Works Branch of Development Bureau.

6. Ms Alice MAK referred to her letter to the Chairman dated 11 October 2017 (LC Paper No. CB(1)35/17-18(01)) (Chinese version only) requesting the Panel to discuss as soon as possible her proposed Member's Bill to amend the Waterworks Ordinance (Cap. 102). The Chairman said that he would convey Ms MAK's views to the Administration at the meeting with the Administration on the work plan for the Panel in the 2017-2018 session.

IV Briefing by the Secretary for Development on the Chief Executive's 2017 Policy Address

(LC Paper No. CB(1)57/17-18(01) — Administration's paper on initiatives of Development Bureau in the Chief Executive's 2017 Policy Address and Policy Agenda)

Relevant papers

The Chief Executive's 2017 Policy Address

The 2017 Policy Agenda booklet

(LC Paper No. CB(1)83/17-18(03) — Submission from Greenpeace)

7. With the aid of a powerpoint presentation, Permanent Secretary for Development (Planning and Lands) and Permanent Secretary for Development (Works) ("PS/DEV(W)") briefed the Panel on the major policy initiatives of the Development Bureau ("DEVB") in the Chief Executive's 2017 Policy Address. The policy initiatives covered various areas including the work of the Task Force on Land Supply ("Task Force"); Operation Building Bright 2.0 ("OBB 2.0"); harbourfront development; revitalizing industrial buildings as a source of land supply for economic development; streamlining development control; Energizing Kowloon East; adopting innovative construction method; and construction manpower development. Details of DEVB's policy initiatives were set out in LC Paper No. CB(1)57/17-18(01).

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)110/17-18(01) by email on 25 October 2017.)

Land supply

8. Given the Administration's estimations that Hong Kong would require no less than 4 800 hectares ("ha") for the next 30 years with a shortfall of at least 1 200 ha yet to be met even after taking into account the land to be supplied through committed and planned developments, Mr CHAN Chun-ying asked whether the Task Force would only focus on

meeting the estimated land shortfall of at least 1 200 ha, or review instead the overall land requirement of no less than 4 800 ha with a view to providing sufficient land for meeting the long-term development needs and maintaining Hong Kong's competitiveness over such neighbouring cities/countries as Singapore, where the government had been actively boosting its land supply.

9. SDEV responded that the Administration and the Task Force recognized Hong Kong's acute land shortage problems at present and for the long term. The Task Force was examining the pros and cons of different land supply options. Upon completion of the examination, it would lead a territory-wide public engagement exercise aiming at inviting the public to offer their views on the pros and cons as well as relative priority of different land supply options, with a view to achieving the broadest consensus.

10. Mr Michael TIEN suggested that the Administration should study the feasibility of carrying out a large-scale reclamation at a single location outside Victoria Harbour to create land, so as to solve the problem of insufficient land supply. SDEV responded that the Administration had identified as a land supply option the idea of creating artificial islands in the central waters by reclamation, involving an area of about 1 000 hectares accommodating a population of about 400 000 to 700 000. Taking into account the eventual recommendations of the Task Force, the Administration would have to seek funding approval from the Legislative Council to carry out the strategic studies for the option.

11. The Chairman expressed support for increasing land supply through reclamation. For example, he considered that the potential reclamation site at Ma Liu Shui should be developed for commercial use, so as to provide more business opportunities and create more job opportunities for the local community. However, he was concerned about the difficulties faced by the Government in implementing reclamation projects and how such difficulties would be overcome.

12. On the reclamation of land as a source of land supply, SDEV advised that reclamation in the Victoria Harbour was restricted under the Protection of the Harbour Ordinance (Cap. 531), whereas outside of the Victoria Harbour, a two-stage public engagement exercise for "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development" was conducted in June 2013, and the Administration had identified five possible near-shore reclamation sites

(namely Sunny Bay and Siu Ho Wan in North Lantau, Lung Kwu Tan in Tuen Mun, Southwest Tsing Yi, and Ma Liu Shui in Sha Tin) and explored the development of artificial islands in the central waters between Hong Kong Island and Lantau. SDEV explained that reclamation projects were long-term land supply initiatives which required extensive planning and studies. The Administration would continue to take forward the planning of the said potential reclamation projects.

13. The Deputy Chairman declared that he was the indigenous inhabitant representative of Lung Kwu Tan Village in Tuen Mun and owned properties at Lung Kwu Tan Village. He said that residents of Lung Kwu Tan Village and the local community were opposed to reclamation at Lung Kwu Tan. He requested the Administration to conduct public consultation on the proposed reclamation. SDEV said that when taking forward potential reclamation projects, the Administration would carry out relevant studies and consult the concerned District Council and the local community as necessary.

14. On the land supply option of developing more areas on the periphery of country parks, Ms Tanya CHAN noted with concern that two pilot areas in Tai Lam and Shui Chuen O which fell within or lay close to Tai Lam Country Park and Ma On Shan Country Park were selected to be covered under the ecological and technical studies on land on the periphery of country parks by the Hong Kong Housing Society, and she asked who was responsible for deciding to select these two sites.

15. SDEV responded that the said two pilot areas were selected upon a collective decision of the previous-term Government, taking into account their development potential primarily based on the availability of basic transport network and other infrastructural facilities in these areas, as well as the existence of different types of housing in the vicinity, whilst also being mindful that the two areas were located on the periphery of the country parks that might have relatively low ecological and public enjoyment value.

16. Ms Tanya CHAN asked whether the Administration would consider putting in place a mechanism to ensure that idle government sites under the purview of various government bureaux/departments would be timely surrendered to the Planning Department for converting into suitable uses. She requested the Administration to provide a written response to her question.

(Post-meeting note: The Administration's written response was circulated to members vide LC Paper No. CB(1)572/18-19(01) on 13 February 2019.)

17. Dr Helena WONG asked how the Administration would consider the suggestion made by a non-official member of the Task Force that Plover Cove Reservoir be reclaimed to provide land for housing. The Administration undertook to provide a written response to Dr WONG's question.

(Post-meeting note: The Administration's written response was circulated to members vide LC Paper No. CB(1)572/18-19(01) on 13 February 2019.)

18. Dr KWOK Ka-ki opined that the Administration should optimize the use of the land reserved for "Village Type Development", government land let out by short term tenancies, private agricultural land reserve and brownfield sites in the New Territories for housing developments. The Administration should also make available to the public the information on the sites which were considered to be unsuitable for development.

19. In response, SDEV said that whether a site would be suitable for housing developments would depend on various considerations, including but not limited to planning considerations, infrastructural capacity, as well as environmental and traffic impact assessment. The Administration would continue to identify and rezone suitable sites for housing developments.

Planning and development in the New Territories

20. With regard to the implementation of the Government's development projects including the Kwu Tung North, Fanling North and Hung Shui Kiu New Development Area ("NDA") projects, Mr LAU Kwok-fan called on the Administration to adopt a "rehousing before clearance" approach in relocating the affected households, and offer to eligible households non-means tested rehousing in public rental housing. He opined that DEVB should take over the responsibility of making rehousing arrangements in respect of the Government's development clearance exercises, so as to help expedite the progress of land resumption and development.

21. In response, SDEV said that the Administration took note of the clearance affectees' requests of "rehousing before clearance". The Administration would continue to liaise with the affected households regarding the general ex-gratia compensation and rehousing arrangements. DEVB had been in close collaboration with the Transport and Housing Bureau ("THB") in the rehousing arrangements for eligible households affected by the Government's development clearance exercises.

22. Mr Frankie YICK said that the existing brownfield operations were an integral part of the logistics industry, and provided supportive functions for activities of various economic sectors or industries. He urged the Administration to implement appropriate measures to relocate the existing brownfield operations before resuming the brownfield sites for development. SDEV took note of Mr YICK's views.

23. The Deputy Chairman suggested that the Administration should consider relocating some government offices in the urban areas to NDAs in the New Territories, so as to create more jobs and provide local employment opportunities, which would help reduce commuting thereby easing the traffic congestion in the road network linking up the New Territories to the urban areas. SDEV took note of the Deputy Chairman's views.

24. Mr LEUNG Che-cheung said that, in light of the public housing developments proposed by the Administration in Yuen Long in recent years, the Yuen Long District Council and residents in Yuen Long had expressed grave concern about whether there would be sufficient transport infrastructure and ancillary transport facilities to cater for the future increase in traffic demand arising from the proposed housing developments.

25. In response, SDEV said that the Administration strived to overcome various difficulties in identifying suitable sites for public housing developments so as to meet the long-term public housing supply under the Long Term Housing Strategy. DEVB had been in close liaison with THB to ensure that sufficient transport infrastructure capacities would be provided for new housing developments. The Administration would continue to brief the relevant District Council and local community on proposed public housing developments.

Operation Building Bright 2.0

26. Mr CHAN Chun-ying noted that while there were over 5 000 eligible residential and composite buildings aged 50 years or more in Hong Kong, it was estimated that the funding of around \$3 billion of OBB 2.0 could cover only 2 500 buildings. Mr CHAN asked about the assistance to be provided to the owners of the remaining buildings.

27. SDEV responded that the Administration was mindful that a surge of demand for building repair and maintenance works might create undue pressure on the market. Hence, it was proposed that the commencement of the inspection and repair works for around 2 500 buildings to be funded under OBB 2.0 be appropriately spaced out over a five-year period. The Administration would review the implementation of OBB 2.0 in around 2020, including whether to extend OBB 2.0 for a longer term and further allocations of funding was necessary.

28. Ms Alice MAK declared that she was a non-executive director of the Urban Renewal Authority ("URA") Board. She called on the Administration to provide more financial support to URA where necessary, in order to help URA cope with the increased workload and expenses relating to the administration of OBB 2.0.

29. SDEV responded that URA would meet from its own resources the associated costs of staffing, office accommodation and outsourced independent consultancy service fees for operating OBB 2.0. According to URA, it had sufficient resources to cover the administration costs of OBB 2.0 at the moment. The Administration would provide financial support to the cause of urban renewal where necessary.

30. Mr LAM Cheuk-ting was concerned that in recent years the bid-rigging problem relating to building maintenance works in Hong Kong had become increasingly rampant, in some cases the consultants colluded with the contractors to inflate the project costs at the expense of the owners. He urged the Administration to provide more assistance to building owners in the procurement of consultancy services and contractors for carrying out the building repair and maintenance works. Ms Alice MAK suggested that DEVB/URA should collaborate with the Home Affairs Department ("HAD") in assisting building owners to establish owners' corporations and organize building repair and maintenance works.

31. SDEV responded that the Administration and URA was exploring the feasibility of extending the e-tendering platform of the "Smart Tender" Building Rehabilitation Facilitating Services Scheme to cover the procurement of consultancy services. SDEV further said that HAD played the role of a "facilitator" to encourage and assist building owners, through multi-pronged measures, to set up owners' corporations, and to provide appropriate support to assist building owners in discharging their responsibilities in building management.

32. Mr LAM Cheuk-ting asked whether the Administration would consider setting up a "building maintenance works authority" to monitor the conduct of the building repair and maintenance industry and quality of maintenance works. SDEV responded that relevant government departments and related agencies, including URA, the Independent Commission Against Corruption, the Hong Kong Police Force, and the Competition Commission, had all along been working together with various sectors of the community in a multi-pronged approach to prevent and combat bid-rigging in building repair and maintenance works. The Government did not see the need and had no plan to set up an independent body on building repair and maintenance matters.

33. Dr Helena WONG was concerned that some developers who had acquired most of the property ownerships of aged buildings pending redevelopment had delayed the building maintenance and repair works. She asked whether the Administration would step up inspections to ensure the building safety of these buildings. The Administration was requested to provide a written response to Dr WONG's question.

(Post-meeting note: The Administration's written response was circulated to members vide LC Paper No. CB(1)572/18-19(01) on 13 February 2019.)

"Starter Homes" Pilot Scheme for Hong Kong Residents ("the 'Starter Homes' Pilot Scheme")

34. Given that the land supply for the "Starter Homes" Pilot Scheme would come from sites already owned by private developers, Mr WU Chi-wai said that this might give rise to public concern over possible government-business collusion. He suggested that the Administration should consider using the sites resumed by URA for implementing the "Starter Homes" Pilot Scheme.

35. In response, SDEV said that the "Starter Homes" Pilot Scheme was under the purview of THB. Details of the scheme would be finalized for announcement later. The Administration proposed to launch the scheme using a residential site at Anderson Road, Kwun Tong on the Government's Land Sale Programme, with the capacity to provide a total of 1 700 private flats and flats under the Pilot Scheme.

Harbourfront development

36. Mr HUI Chi-fung said that there were views of the society calling for the preservation of the General Post Office ("GPO") Building situated in Site 3 of the New Central Harbourfront ("Site 3"). He suggested that the Administration should consider converting the GPO Building in place of the proposed Judicial Complex for the High Court to be developed in Central.

37. SDEV responded that the Administration completed the "Urban Design Study for the New Central Harbourfront" ("UDS") in March 2011. Through an extensive two-stage public engagement exercise, the urban design framework for the New Central Harbourfront was refined. The UDS recommended Site 3 to be developed comprehensively and the design concept entailed commercial development, a landscaped pedestrian deck, a public open space as well as other supporting facilities. On the other hand, the Administration had decided to reserve Site 5 of the New Central Harbourfront for the development of the proposed Judicial Complex for the High Court. SDEV said that the Administration had been implementing the Revitalizing Historic Buildings Through Partnership Scheme which aimed to preserve and put government-owned historic buildings into good and innovative use, to transform historic buildings into unique cultural landmarks, to promote active public participation in the conservation of historic buildings, etc. The Administration considered that the GPO Building did not attain the historic importance which warranted preservation.

38. Mr WU Chi-wai referred to a harbourfront site at Cha Kwo Ling originally reserved for the development of the Cha Kwo Ling Park. He questioned the justification for the Administration to subsequently rezone part of the site to "Government, Institution or Community" ("GIC") to facilitate the construction of a campus for the Vocational Training Council ("VTC").

39. SDEV responded that the Town Planning Board was considering the rezoning proposal in accordance with established statutory

procedures. He advised that the abovementioned site at Cha Kwo Ling would be rezoned to "Open Space" and GIC. Apart from the construction of the VTC campus, a waterfront promenade and public open space would be provided at the site in future.

40. Mr KWOK Wai-keung urged for the early construction of the proposed boardwalk between North Point and Quarry Bay underneath the Island Eastern Corridor. He asked whether the restriction on reclamation in Victoria Harbour under the Protection of the Harbour Ordinance would have implication on the construction of the proposed boardwalk. In response, SDEV said that the Administration was now refining the design of the proposed boardwalk having regard to the possible implication under the Protection of the Harbour Ordinance.

41. Mr Frankie YICK said that when developing waterfront promenades along both sides of the Victoria Harbour for public enjoyment, the Administration should give due consideration to the re-provision of the existing port-related facilities such as public cargo working areas, so as to enable the industry to continue their operations. The Administration took note of Mr YICK's views.

Revitalizing industrial buildings

42. Ms Alice MAK and Mr Frankie YICK expressed support for the review of the definition and coverage of "industrial" and "godown" uses in land leases to be conducted. Ms MAK asked about the timetable for conducting the review. Mr YICK called on the Administration to consider including mini-storages and modern logistics under the definition and coverage of "industrial" and "godown" uses. SDEV responded that the Administration aimed to commence the abovementioned review in six to nine months. When considering whether and the extent to which the coverage of "industrial" and "godown" uses should be expanded, the Administration would refer to relevant cases in other common law jurisdictions.

43. Mr Jeremy TAM declared that he was an owner of an industrial building unit. Mr Michael TIEN and Mr TAM asked about the details of the proposal to allow wholesale conversion of industrial buildings to provide transitional housing with waiver of land premium. Mr TAM also mentioned that many arts and cultural practitioners who operated arts workshops and studios in industrial building units had been forced to move out due to the revitalization of industrial buildings, and called on

the Administration to assist these affected arts and cultural practitioners to relocate and continue their operation.

44. SDEV advised that the Administration encouraged owners of industrial buildings to collaborate with non-government institutions to provide transitional housing in industrial buildings which had already undergone or would pursue wholesale conversion, so as to provide more suitable accommodation for those yet to be allocated public rental housing or other grassroots citizens with housing needs. A task force under THB would provide one-stop, coordinated support to facilitate the community in pursuing transitional housing.

Land administration and land enforcement actions

45. Mr KWOK Wai-keung relayed the difficulties faced by the operators of the ship building and repairing operations located in the Southern District that as the Lands Department ("LandsD") only granted short-term leases for their operation sites, they would have to move out and discontinue their operations if they failed to secure a lease renewal through tender. Mr KWOK urged the Administration to review the land leasing arrangements to help facilitate the operations of the ship building and repairing industry.

46. In response, SDEV said that in general, government land let out by short-term tenancies for ship building and repairing operations would be renewed or re-tendered if a long-term use had not yet been determined. SDEV took note of Mr KWOK Wai-keung's views and said that the Administration would assist the industry to relocate their operations if necessary.

47. Mrs Regina IP pointed out that there were cases that the owners of shopping centres located at public housing estates or Home Ownership Scheme courts, such as Yung Shing Shopping Centre under the Link Real Estate Investment Trust ("the Link"), and Kam Ying Court Shopping Centre under a company that had acquired the shopping centre from the Link, had failed to provide the community or welfare facilities required under the relevant land lease conditions. She asked whether and how the Administration would enforce against those cases of breach of land lease conditions. The Administration was requested to provide a written response to Mrs IP's questions.

(Post-meeting note: The Administration's written response was circulated to members vide LC Paper No. CB(1)572/18-19(01) on 13 February 2019.)

48. Mr CHAN Chi-chuen urged the Administration to step up the enforcement actions against illegal occupation of government land, unauthorized structures on agricultural land or government land, fly-tipping of refuse or industrial waste, etc. SDEV responded that more resources would be allocated to LandsD to continue to conduct proactive inspections and enhance its enforcement actions in respect of the land administration purview.

Energizing Kowloon East

49. Mr Frankie YICK was concerned about the alignment design of the proposed Environmentally Friendly Linkage System ("EFLS") for Kowloon East. He referred to the development of the proposed Kwun Tong Transportation Link ("KTTL") above the Kwun Tong Typhoon Shelter and urged the Administration to give due consideration to the accessibility for high-mast vessels using the Kwun Tong Typhoon Shelter if the KTTL was to be constructed.

50. PS/DEV(W) responded that the Administration was working on the alignment of EFLS, including alignment options of KTTL. The Administration took note of the possible impacts of KTTL on high-mast vessels using Kwun Tong Typhoon Shelter and would keep a close communication with the marine trade.

Provision of welfare facilities in private development projects

51. Dr Fernando CHEUNG referred to the new initiative of encouraging private developers to provide welfare facilities in their development projects. He asked about the specific details and timetable of implementation, including the number of private developers and development projects, as well as the types of welfare facilities to be involved, and whether the Administration would, as a better alternative, consider specifying the requirements of the provision of such facilities under the land sale conditions. He requested the Administration to provide a written response to his questions.

(Post-meeting note: The Administration's written response was circulated to members vide LC Paper No. CB(1)572/18-19(01) on 13 February 2019.)

Construction industry

52. Mr LUK Chung-hung asked whether the Administration had made a forecast on the supply and demand of construction manpower in the next 10 years. SDEV responded that according to a study, there would be a shortfall of 10 000 to 15 000 construction skilled workers in the next five years. In collaboration with the Construction Industry Council, the Administration had embarked on a host of multi-pronged measures to maintain a construction workforce of sufficient strength and quality to meet the industry's manpower demand in future.

53. Mr LUK Chung-hung also asked about the details of the proposed establishment of a major project leaders academy. In response, PS/DEV(W) said that the Administration would draw on overseas experience and study the establishment of a major project leaders academy to provide sustained high-level leadership professional training so as to equip major project leaders in the Government with world-class leadership skills in the delivery of public works projects.

Motions proposed by member

54. At 4:27 pm, the Chairman said that he had received a motion proposed by Mr Michael TIEN. He considered that the proposed motion was directly related to the agenda item under discussion. Members agreed that the motion be proceeded with at the meeting. Mr CHAN Chi-chuen and Ms Tanya CHAN requested a division. The Chairman said that there was insufficient meeting time for proceeding with a division. Members agreed that the motion be voted on at the next meeting scheduled for Tuesday, 31 October 2017.

V Any other business

55. There being no other business, the meeting ended at 4:28 pm.