

For discussion
on 27 October 1999

EC(1999-2000)20

ITEM FOR ESTABLISHMENT SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 56 - GOVERNMENT SECRETARIAT : PLANNING, ENVIRONMENT AND LANDS BUREAU AND WORKS BUREAU

Subhead 001 Salaries

Members are invited to recommend to Finance Committee -

- (a) the re-organisation of the directorate structure of the Planning, Environment and Lands Bureau; and
- (b) the retention of the following two supernumerary posts from 1 January 2000 to 31 December 2002 -

1 Administrative Officer Staff Grade B
(D3) (\$127,900 - \$135,550)

1 Administrative Officer Staff Grade C
(D2) (\$116,650 - \$123,850)

PROBLEM

The existing supernumerary posts of Deputy Secretary (Urban Renewal and Buildings) (Administrative Officer Staff Grade B) (AOSGB) (D3) and Principal Assistant Secretary (Buildings) (Administrative Officer Staff Grade C) (AOSGC) (D2) in the Planning, Environment and Lands Bureau (PELB) will lapse on 1 January 2000. The Secretary for Planning, Environment and Lands (SPEL)

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needs continued support at the current directorate level to cope with changes in the scope, volume and complexity of the activities relating to policy areas for which he has responsibility.

PROPOSAL

2. We propose to retain two supernumerary posts of one AOSGB and one AOSGC in PELB for a period of three years from 1 January 2000 to 31 December 2002 to cope with the heavy workload and responsibilities in the policy areas relating to urban renewal, building safety and land registration. We will review the continued need for the posts in the light of developments at that time.

JUSTIFICATION

Organisation up to July 1999

3. Before July 1999, PELB had two divisions -
- (a) the Lands and Planning (LP) Division, headed by an Administrative Officer Staff Grade B1 (AOSGB1) (D4) designated as Deputy Secretary (Lands and Planning) (DS(LP)). This Division had the responsibility for formulating policies to further Hong Kong's development through providing a steady and sufficient supply of land, effective planning and use of land, promoting and ensuring building safety, expediting urban renewal, and coordinating with the Mainland on cross-boundary infrastructure development, resource management and bureau administration; and
 - (b) the Environment (E) Division, headed by an AOSGB (D3) designated as Deputy Secretary (Environment). This Division was responsible for formulating policies on improving the urban, rural and marine environment by reducing waste, increasing efficiency in energy and other resource use; controlling air, noise and water pollution; disposing of waste in an environmentally responsible way; ensuring that environmental impacts of projects and policies are fully assessed; and protecting and conserving the natural environment.

Re-organisation

4. As a result of the increase in the volume and complexity of the LP Division's workload, we considered it necessary to strengthen the directorate

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structure of PELB urgently so as to ensure that the bureau would have adequate directorate capacity to meet the Administration's policy commitments in relation to planning, development, land supply, urban renewal, building safety and land registration. The SPEL, with the support of the Secretary for the Civil Service and the Secretary for the Treasury, created under delegated authority two supernumerary posts of one AOSGB and one AOSGC for a period of six months up to 31 December 1999. Following the creation of these supernumerary posts on 1 July 1999, the directorate structure of PELB was re-organised to enable increased high-level policy direction to be given to initiatives in urban renewal, building safety and land registration which previously competed for immediate attention with other land and planning issues. The changes to the directorate structure of PELB are described below, and the organisation charts before and after the re-organisation are at Enclosures 1 and 2 respectively.

Encls.1&2

New Urban Renewal and Buildings (URB) Division

5. A new URB Division is now headed by an AOSGB (*one of the supernumerary posts proposed for retention*), designated as Deputy Secretary (Urban Renewal and Buildings) (DS(URB)) who is responsible for providing policy guidance on urban renewal, building safety and land registration and for developing legislation, programmes and initiatives for implementing the above policies. DS(URB) is currently overseeing the finalisation of the draft legislation for the establishment of the Urban Renewal Authority (URA). He is responsible for steering the URA Bill through the legislative process and formulating a comprehensive urban renewal strategy (URS) which will guide the URA in developing a programme of priority redevelopment and rehabilitation projects. He will liaise with the relevant authorities in making available necessary financial and rehousing resources for the URA. He will also review the voluntary Building Safety Inspection Scheme (BSIS) and the Building Safety Improvement Loan Scheme (BSILS) and make preparations for the introduction of a statutory Preventive Maintenance of Buildings Scheme to require owners of older buildings which are not in good repair to undertake investigations and repairs.

6. After the re-organisation, DS(URB) is assisted by PAS (Urban Renewal) (PAS(UR)) (*supernumerary AOSGC post transferred from the LP Division*) and PAS (Buildings) (PAS(B)) (*one of the supernumerary posts proposed for retention*), whose portfolios are as follows -

- (a) PAS(UR) - assists DS(URB) in overseeing the redevelopment programme of the Land Development Corporation (LDC) and in preparing for the establishment of the URA. He also assists in

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formulating the URS to provide direction and guidelines for the URA, in setting up the Provisional URA and in making financial and rehousing resources arrangements for the URA. He also processes land resumption requests from the LDC and works closely with the Planning Department in reviewing and updating the URS.

- (b) PAS(B) - assists DS(URB) in reviewing the BSIS and the BSILS, with a view to developing a new statutory Preventive Maintenance of Buildings Scheme and associated legislation. He will supervise the drafting of these legislative proposals and others relating to the safety of buildings and the facilitation of modern planning, design and construction, and steer them through the legislative process. He will oversee the implementation of the registration system for building professionals and contractors and the supervision plan systems. Another major task is to provide policy input in the drafting of the Land Titles Bill after further public consultation and to help steer the Bill through the legislative process. *(These responsibilities were formerly undertaken by PAS (Lands) (PAS(L)), prior to the re-organisation.)*

Encls.3&4 7. The duty lists of DS(URB) and PAS(B) are at Enclosures 3 and 4 respectively. There is no change in the duties of PAS(UR).

LP Division

Encls.5&6 8. Following the re-organisation, the LP Division has been able to focus on policy issues relating to lands, planning and development, as well as resource management and bureau administration. The revised duty lists of DS(LP) and PAS(L), as a result of the transfer of duties in respect of urban renewal, building safety and land registration policies to the URB Division, are at Enclosures 5 and 6 respectively. There is no change in the duties of PAS (Planning), Principal Executive Officer (Resource Management), Principal Executive Officer (Administration)¹ and Chief Treasury Accountant¹.

E Division

9. There is no change in the duties of the E Division which continues to be responsible for the policy areas of environmental protection and conservation.

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¹ Supporting services are provided to PELB and the Works Bureau (WB) on a shared basis.

Proposed retention of supernumerary posts

10. We propose to retain the supernumerary posts of DS(URB) (AOSGB) (D3) and PAS(B) (AOSGC) (D2) from 1 January 2000 to 31 December 2002 to enable the URB Division to continue to meet the heavy commitments and workload during this period, which cannot be handled through absorption by other Divisions -

- (a) Urban renewal - subject to the enactment of the necessary legislation, we plan to establish an URA to replace the LDC next year. The operational procedures of the URA will be streamlined. An URA Bill is being drafted to provide for the legislative framework for the establishment of the Authority. We will consult the public on our legislative proposals before introducing the Bill into the legislature in early 2000. The necessary transitional arrangements for the replacement of the LDC by the URA will also be put in place. Such arrangements will include the recruitment of the executive directors of the URA and the transfer of assets and liabilities from the LDC to the URA. After the establishment of the URA, we will oversee and provide guidance on the implementation of the urban renewal programme by the Authority and regularly review and update the URS according to the condition of old buildings in Hong Kong.
- (b) Building safety - we introduced a voluntary BSIS on a trial basis in April 1997. We have reviewed an earlier proposal for a mandatory scheme. We now intend to introduce a statutory scheme to require owners of older buildings which are not in good repair to carry out building inspection and maintenance. This statutory Preventive Maintenance of Buildings Scheme will cater for the rehabilitation of older buildings in line with our urban renewal proposals and the establishment of the URA. We will keep under review all building legislation to ensure that the best safety standards are adopted and that modern planning, design and construction techniques are facilitated. The control of advertisement signboards is another area of public concern. We will be involved in devising a regulatory scheme and preparing legislative proposals to control such signboards. We will then conduct a new round of public consultation in mid-2000 and introduce the new legislation to require advertisement signboard owners to register their signboards.
- (c) Land Registration - we aim to establish a fully computerised and integrated land registration system in Hong Kong to offer more

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convenient, speedy and cost-effective services through the implementation of the Strategic Change Plan for the Land Registry. One aspect of this involves changing the administrative framework of the Land Registry from a district based registration system to a centralised registration system by 2001, with appropriate changes to the Land Registry's information technology support. Subject to the enactment of the necessary legislation, we plan to introduce a land title registration system which will provide the public guaranteed land titles. This will involve a large-scale publicity campaign from 2000 onwards and the introduction of a major piece of new legislation (the Land Titles Bill) by 2000-01.

11. Subject to Members' approval of the re-organisation of PELB and the retention of the supernumerary posts of one AOSGB (D3) and one AOSGC (D2), we shall review the directorate support in the URB Division and the continued need for the two supernumerary posts in the light of developments, including the progress of the URA, the new Land Titles Bill and the statutory Preventive Maintenance of Buildings Scheme.

FINANCIAL IMPLICATIONS

12. The additional notional annual salary cost of this proposal at mid-point is \$3,023,400. The full annual average staff cost of the proposal, including salaries and staff on-costs, is \$5,212,116. We have included sufficient provision in the 1999-2000 Estimates to meet the cost of the proposal.

13. This proposal will necessitate the retention of one supernumerary post of AOSGC (D2), designated as PAS(UR), at a notional annual mid-point salary cost of \$1,443,000 and a full annual staff cost of \$2,470,896. The full staff costs for the post will be recovered from the LDC, which has agreed to this funding arrangement. We are proposing retention of the post until the date of the dissolution of the LDC vide EC(1999-2000)19.

BACKGROUND INFORMATION

14. The Chief Executive announced in his 1999 Policy Address our plan to establish the URA in 2000 to replace the LDC to expedite urban renewal. The URA will have statutory powers to make plans and acquire land more effectively and efficiently. It will be transparent and accountable in its operation. We plan to

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introduce a Bill into the Legislative Council in early 2000 to provide the legislative framework for the establishment of the URA.

15. The Chief Executive announced in his 1998 Policy Address initiatives for ensuring building safety, stepping up enforcement actions on unsafe old buildings and clearance of high risk unauthorised structures, and introducing a land title registration system through the introduction of the Land Titles Bill. In his 1999 Policy Address, he also announced our proposal for a statutory Preventive Maintenance of Buildings Scheme. We will consult the public shortly on this proposed scheme.

CIVIL SERVICE BUREAU COMMENTS

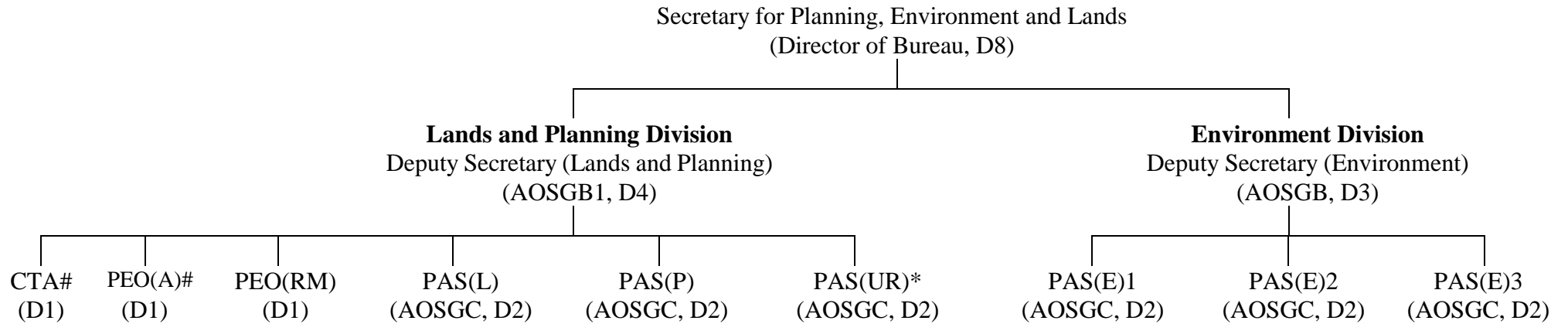
16. The Civil Service Bureau supports the re-organisation of PELB and the retention of the two posts until 31 December 2002, on the understanding that the Administration will review the continued need for the posts in the light of the situation at the time.

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

17. As we propose to retain the posts of one AOSGB and one AOSGC on a supernumerary basis, we will report the arrangement, if approved, to the Standing Committee on Directorate Salaries and Conditions of Service in accordance with the agreed procedure.

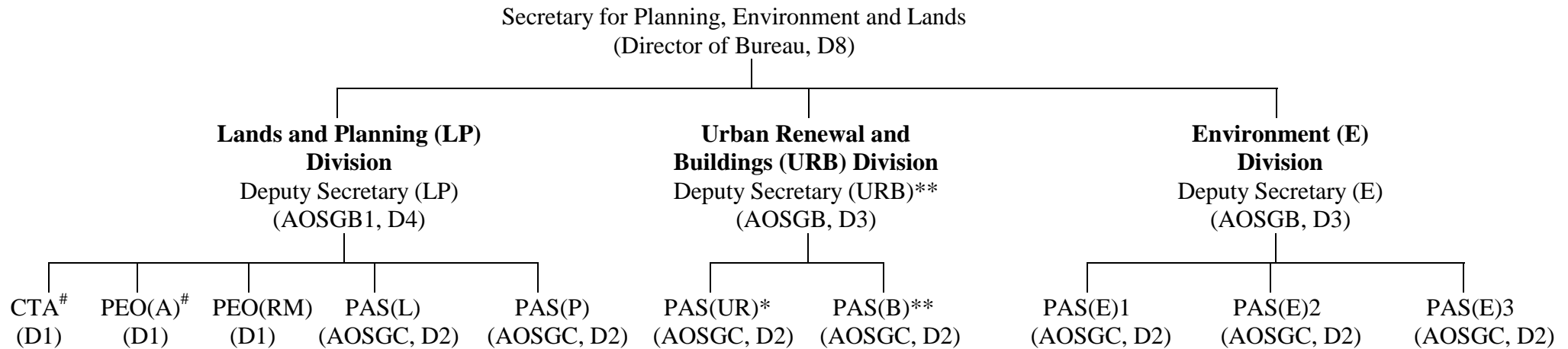
Planning, Environment and Lands Bureau
October 1999

**Organisation Chart of
Planning, Environment and Lands Bureau
(Before Re-organisation)**



Legend	AOSG	Administrative Officer Staff Grade	*	supernumerary post up to 31.12.99, funded by the Land Development Corporation
	PAS	Principal Assistant Secretary	#	Supporting services are provided to PELB and the WB on a shared basis
	PEO	Principal Executive Officer		
	CTA	Chief Treasury Accountant		
	A	Administration		
	RM	Resource Management		
	L	Lands		
	P	Planning		
	UR	Urban Renewal		
	E	Environment		

**Organisation Chart of
Planning, Environment and Lands Bureau
(After Re-organisation)**



Legend	AOSG	Administrative Officer Staff Grade
	PAS	Principal Assistant Secretary
	PEO	Principal Executive Officer
	CTA	Chief Treasury Accountant
	A	Administration
	RM	Resource Management
	L	Lands
	P	Planning
	UR	Urban Renewal
	B	Buildings
E	Environment	

- * supernumerary post up to 31.12.1999, funded by the Land Development Corporation. Proposed retention under another Establishment Subcommittee submission
- ** supernumerary post up to 31.12.1999, created by SPEL under delegated authority
- # serving both PELB and WB, accountable to DS(LP) on PELB matters

**Job Descriptions of
Deputy Secretary (Urban Renewal and Buildings)**

Rank : Administrative Officer Staff Grade B (D3)

Major Duties and Responsibilities

Responsible to the Secretary for Planning, Environment and Lands for the policy programmes relating to urban renewal, building safety and land registration matters. Duties include -

- (1) formulating policy and preparing legislation relating to urban renewal and urban rehabilitation;
- (2) steering the Urban Renewal Authority Bill through the legislative process and overseeing the establishment of the URA;
- (3) overseeing the urban renewal programme of the LDC and subsequently the URA;
- (4) formulating policy and preparing legislation relating to building safety, such as the Building Safety Inspection Scheme, the Building Safety Improvement Loan Scheme, the proposed Preventive Maintenance of Buildings Scheme, the registration system for building professionals and contractors and the supervision plan system;
- (5) formulating policy on the land registration system, overseeing the implementation of the Strategic Change Plan for Land Registry and steering the Land Titles Bill through the legislative process; and
- (6) overseeing and steering the operation of the Land Registry and the Buildings Department.

**Job Descriptions of
Principal Assistant Secretary (Buildings)**

Rank : Administrative Officer Staff Grade C (D2)

Major Duties and Responsibilities

Responsible to the Deputy Secretary (Urban Renewal and Buildings) for the policy programmes relating to building safety and land registration matters. Duties include -

- (1) assisting in the formulation of policies on building safety matters and advising various Government bureaux/departments on the interpretation of the prevailing building safety policies;
- (2) monitoring the implementation of the Building Safety Inspection Scheme and the Building Safety Improvement Loan Scheme;
- (3) providing policy input to and co-ordinating the drafting of legislative amendments to the Buildings Ordinance and reviewing the existing legislation relating to lifts and escalators and to the structural safety of New Territories Exempted Houses;
- (4) assisting in the formulation of policies on land registration matters and advising various government bureaux/departments on the interpretation of the prevailing land registration policies;
- (5) providing policy input to and co-ordinating the drafting of the Land Titles Bill and monitoring the implementation of the Strategic Change Plan; and
- (6) attending meetings of the Executive Council, the Legislative Council, and District Boards as necessary.

**Revised Job Descriptions of
Deputy Secretary (Lands and Planning)**

Rank : Administrative Officer Staff Grade B1 (D4)

Major Duties and Responsibilities

Responsible to the Secretary for Planning, Environment and Lands for the policy programmes relating to land and planning matters. Duties include -

- (1) overseeing the ongoing review and updating of development strategies to produce a land use, transport and environmental framework to meet Hong Kong's sustainable development needs;
- (2) formulating policies on planning matters such as the review of the Hong Kong Planning Standards and Guidelines, etc.;
- (3) overseeing the preparation of the Town Planning Bill and steering the Bill through the legislative process;
- (4) overseeing the cross boundary liaison and discussion with the Mainland authorities, through the Cross Boundary Infrastructure Co-ordinating Committee, on the planning and programming of proposed major infrastructure projects;
- (5) formulating policies on enforcement action against unauthorized developments under the Town Planning Ordinance;
- (6) formulating policies on land matters;
- (7) overseeing the preparation of the land disposal programme;
- (8) reviewing the efficiency of the development approval process;
- (9) providing input from the land policy angle to various initiatives in other policy areas;
- (10) overseeing and steering the Lands Department and Planning Department;

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- (11) deputising for the Secretary for Planning, Environment and Lands in participating in the work of a number of boards and committees within and outside the Administration, notably the Business Advisory Group and its sub-groups, the Central Steering Committee on Fire Safety and the Special Committee on the Cleaning-up of Black Spots in the New Territories; liaison with professional institutes, Legislative Council, media and other stake holders to explain Government's policies and obtain feedback; and
- (12) collation of resource requirements of the Planning, Environment and Lands Bureau, and all departments that implement SPEL's policy initiatives and programmes; and review the effectiveness of resources utilisation.

**Revised Job Descriptions of
Principal Assistant Secretary (Lands)**

Rank : Administrative Officer Staff Grade C (D2)

Major Duties and Responsibilities

Responsible to the Deputy Secretary (Lands and Planning) for the policy programmes relating to land matters. Duties include -

- (1) assisting in the formulation of policies on land matters and advising various Government bureaux/departments on the interpretation of the prevailing land policies;
- (2) preparing the land disposal programme and monitoring the implementation of the programme;
- (3) reviewing the efficiency of the development approval process and recommending areas of improvements;
- (4) advising various government bureaux/departments on their initiatives from a land policy angle;
- (5) co-ordinating the efforts of various Government departments in major development clearances; and
- (6) attending meetings of the Executive Council, the Legislative Council, and District Boards as necessary.