

Bureau Serial No.

PL 036

Question Serial No.

0018

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 42 - Electrical & Mechanical Services Department

Programme: 2 - Mechanical Engineering Installations Safety

Controlling Officer : Director of Electrical & Mechanical Services

Bureau Secretary: Secretary for Planning and Lands

Question: EMSD is going to assess the various designs of the aerial ropeway to be constructed on Lantau Island. What aspects will be included in the assessment? Will reference be made to similar designs used in other countries? What is the estimated expenditure for conducting the assessment?

Asked by: Hon Raymond Ho Chung-tai, JP

Reply: We will assess the compliance of the proposed aerial ropeway on Lantau Island against the requirements of the Aerial Ropeways (Safety) Ordinance (Cap 211) and its code of practice, particularly in the following aspects:-

- a) the safety of the ropeway system and its design details;
- b) adequacy of safety devices;
- c) wind susceptibility;
- d) operation and maintenance; and
- e) rescue facility.

Reference will also be made to various designs of ropeways installed in Switzerland and Austria.

At the design assessment stage, the workload will be absorbed by existing resources and thus no extra staff cost will be incurred.

Signature \_\_\_\_\_

Name in block letters LEUNG CHAM TIM

Post Title Director of Electrical & Mechanical Services

Date 11 March, 2000

Bureau Serial No.

Question Serial No.

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head: 82 Buildings Department

Subhead (No. & title):

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Bureau Secretary: Secretary for Planning and Lands

Question: The Buildings Department will implement special measures to enhance quality control of new building construction. What are the specific measures? How many staff will be deployed to implement these measures and what would be resources involved?

Asked by: Honourable Gary CHENG Kai-nam, JP

Reply:

The Buildings Department (BD) is determined to tighten present controls on the quality of construction of private buildings in Hong Kong. Since the middle of 1999, BD has progressively introduced a number of measures to step up monitoring of the construction of piles:

- (a) All records of ground drilling performed before the construction of large diameter bored piles (LDBPs) to determine the appropriate underground rock level for founding the piles are now required to be submitted to BD at regular intervals, instead of upon completion of the construction of all piles. These records will be immediately checked against information gathered in previous site investigations carried out for designing the foundations. This enables staff of BD to detect discrepancies early so that any necessary rectification works can be done in time.
- (b) Registered Structural Engineers (RSEs) are required to conduct proof tests of some of the completed LDBPs, i.e. by coring the piles from the top to the bottom and into the rock, to prove that the piles have reached the appropriate rock stratum. The number of completed piles randomly selected by BD staff for such audit checks has generally been increased. The percentage checked now ranges from 5 to 15 percent, depending on the geological conditions of individual sites.
- (c) In the process of the coring of a pile in a proof test mentioned above, segments of the concrete core (i.e. core samples) have to be extracted for checking the quality of the concrete. RSEs are now required to put in place tighter security measures to ensure that the core samples so retrieved are not tampered with. Such additional measures include making a photographic record of the core samples, and storing them in boxes under seal and lock before they are inspected by BD staff.
- (d) When, in a proof test, the drill reaches about one meter above the intersection between the pile and the rock stratum, the coring will only

continue in the presence of a BD officer until the drill has gone into the rock. The core sample of the intersection will then be extracted for immediate inspection by the BD officer.

Apart from the above improvement measures, BD has formed a working group on built quality, comprising representatives of building professional institutions, contractors, developers, and relevant government departments. The aim of the working group is to conduct a critical and detailed review of the construction processes and to recommend further measures to enhance the quality of construction of private buildings, particularly foundation works. The working group has started work since early January 2000. We shall announce additional comprehensive improvement measures relating to foundation works after full consultation with the building professions and industry.

The Buildings Department plans to implement all the improvement measures with its existing resources.

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Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

Question Serial No.

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 82 Buildings Department

Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : The mandatory requirement for the “provision of space for material recovery activities in new private buildings” will be implemented in this financial year. What is the estimated number of target buildings? What is the specific plan for the requirement? How to arrange manpower to follow up the enforcement of the requirement in the target buildings?

Asked by : Honourable Gary CHENG Kai-nam, JP

Reply: Under the current Building Regulations, all new residential and commercial buildings of a specific size (i.e. residential buildings with usable floor area over 1320 sq.m. or commercial buildings with usable floor area over 3960 sq.m.) have to be provided with refuse storage chambers. We propose to enact legislation to require the provision of an enlarged chamber in these buildings for both refuse storage and material separation for recovery purpose. For new industrial buildings with the same size as that specified for commercial buildings, a material recovery chamber will also have to be provided. It is estimated that there will be about 250 such new buildings in Hong Kong each year.

Upon implementation of the proposal, the requisite refuse storage and material recovery chamber will have to be built before an occupation permit for a new building is issued by the Building Authority. In preparation for the introduction of this new requirement, the Environmental Protection Department has set up a waste reduction task force to promote waste separation and recovery in private housing estates. This will help to promote proper usage of the chambers. Meanwhile, the Buildings Department will deal with reports on the misuse of the chambers with its existing resources.

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Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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15 March 2000

Bureau Serial No.

Question Serial No.

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : In respect to the target of removing dangerous canopies and appendages, the number of cases actually dealt with was only 1,691 in 1999, what is the reason for this? How can this year's target of dealing with 2,000 cases be achieved?

Asked by : Honourable Gary CHENG Kai-nam, JP

Reply : Only 1,691 canopies and appendages identified to be dangerous were removed in 1999 because existing resources had been re-deployed to implement the largest ever blitz operation to clear unauthorized building works (UBWs) from more than 300 buildings in September 1999. We expect that this operation will ultimately result in the clearance of about 14,000 UBWs from the external walls of these buildings. A considerable proportion of these UBWs to be removed will be dangerous canopies and appendages.

With the extra resources being provided for the blitz operation this year, we are confident that we will be able to achieve the annual target of removing 2,000 dangerous canopies and appendages, in addition to those covered by the blitz operation.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

Director of Buildings

15 March 2000

Bureau Serial No.

Question Serial No.

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : In respect of the "Building Safety Improvement Loan Scheme", what is the difference between this year's staffing requirement and the requirement of last year? How did the authority come up with the drastic increase to the estimated figure of 500 loan applications from 111 applications in 1999?

Asked by : The Honorable Gary CHENG Kai-nam, J.P.

Reply :

The current staffing requirement of the Building Safety Improvement Loan Scheme (BSILS) will remain unchanged in 2000.

Since September last year, the Department has taken a number of steps to encourage building owners to make use of the loan scheme to improve the safety and maintenance of their buildings. These include -

- (a) application procedures for loans have been streamlined to reduce paper work and shorten approval time;
- (b) loans may be granted to those building owners who are only able, for various reasons, to carry out some instead of all the necessary repairs of their buildings; and
- (c) loans may also be granted to building owners in financial difficulty who are required to remove unauthorized building works from their external walls as part of the blitz operation.

Loan requests are now increasing. We have received 86 applications in the first two months of 2000, 69 of which have been approved. As we will be expanding the scope of the blitz operation this year, we estimate that the number of loan applications would be around 500 in the year 2000.

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Name in block letters

Post Title

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C M LEUNG

Director of Buildings

15 March 2000

Bureau Serial No.

PL 006

Question Serial No.

0164

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : The Department will develop a computerize database of all existing buildings in the territory. Which types of data will be included in the database? Please specify the purpose and the estimated cost of developing the said database.

Asked by : Ir Dr Honourable Raymond HO Chung-tai, JP

Reply : The computerized database will include a full list of existing private buildings in Hong Kong and information on age, type, location, number of storeys, etc. It is primarily designed to give basic building information to assist in planning and analysis relating to building control work. We are at the final stage of selecting a consultant for the project and it will take about half a year to complete. The estimated cost for the consultancy is \$3.3 million.

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Name in block letters

Post Title

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C M LEUNG

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Director of Buildings

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15 March 2000

Bureau Serial No.

PL 007

Question Serial No.

0173

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 82 Buildings Department

Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : In this day and age, why is the Buildings Department spending HK\$31,260,000 on micro-filming ?

Asked by : Honourable Christine LOH

Reply : The capital commitment of \$31.26 million for micro-filming was an estimate made in 1995 for a 4-year contract for microfilming building plans dated between 1970 and 1990. This contract commenced in April 1996 and will be completed in April 2000. Microfilming was the most reliable and cost-effective archiving technology at that time and was therefore chosen for archiving the Buildings Department's records of building plans. It still has archival value. The Department aims to modernize further its archive of building plans by using the electronic imaging method. We aim to launch a pilot scheme to turn the plans of buildings in a selected district into electronic format this year. The Business Services and Promotion Unit of the Financial Secretary's Office will be jointly supervising the pilot scheme.

Signature

Name in block letters

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C M LEUNG  
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Director of Buildings  
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17 March 2000  
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Bureau Serial No.

PL051

Question Serial No.

0325

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Please list the major and minor consultancy studies to be commissioned by the Planning Department in 2000-2001 and the estimated expenditure of each study in the year.

Asked by : Hon James TO Kun-sun

Reply : In 2000-01, a provision of \$27,956,000 is allocated under Subhead 700 – *General other non-recurrent* for undertaking major consultancy studies, and \$10,666,000 is allocated under Subhead 838 – *Minor consultancy studies (block vote)* for undertaking minor consultancy studies costing between \$50,000 and \$3,000,000 each. The titles and costs of the consultancy studies under Subhead 700 and Subhead 838 are at Annexes 1 and 2 respectively.

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Name in block letters \_\_\_\_\_

B C K FUNG

Post Title \_\_\_\_\_

Director of Planning

Date \_\_\_\_\_

15 March 2000

**Major Consultancy Studies  
under Subhead 700 - General other non-recurrent**

<b><u>Ambit</u></b>	<b>Estimated Expenditure in 2000-01 \$'000</b>
# North West New Territories Development Strategy Review	494
# South West New Territories Development Strategy Review	555
# Urban Renewal Strategy and Programme for the Urban Areas	1,000
# Study on Sustainable Development for Hong Kong (SUSDEV 21)	4,000
# Setting up of a 3-D Digital Model for the Main Urban Area of Hong Kong	1,972
# Study on South East New Territories Development Strategy Review	1,319
# Stage II Study on Review of Metroplan and the related Kowloon Density Study Review	5,356
Consultancy Study on Phase II of the Electronic Application Submission System and the Planning Information Management Centre	7,560
Study of Landscape Value Mapping of Hong Kong	2,990
Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon/Tsim Sha Tsui Area	2,710
<b>Total</b>	<b><u>27,956</u></b>

# Continuation of study commenced in previous year.

**Minor Consultancy Studies**  
**under Subhead 838 - Minor consultancy studies (block vote)**

<b><u>Ambit</u></b>	<b>Estimated Expenditure in 2000-01 \$'000</b>
# Preparation of Urban Design Guidelines for Hong Kong	907
# Study on Revitalisation of Tai O	1,139
# Study on Village Improvements and Upgrading of Lei Yue Mun Area	911
# 2nd Survey to Ascertain the Parameters for Forecasting Employment Distribution	2,290
# Study to Examine Way to Centralise and Disseminate Planning Data	2,650
Study on Planning for Pedestrians	1,956
Study to Analyse Broad Land Use Pattern of the Territory	813
<b>Total</b>	<b><u>10,666</u></b>

# Continuation of study commenced in previous year.

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Under programme (1) on Territorial and Sub-regional Planning, it is mentioned that the Planning Department will manage three new planning studies, namely 'Landscape Value Mapping of Hong Kong', 'Planning for Pedestrians' and 'Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area'. Please state the objectives and scopes of the studies, the manpower arrangements and the timetables for implementation of these studies.

Asked by : Hon James TO Kun-sun

Reply :

The requested information is provided below:

**Study on Landscape Value Mapping of Hong Kong**

The main objective of the Study is to prepare a landscape value map of Hong Kong in order to provide a basis to guide and assess future developments. The key tasks include:

- (a) establish a system of criteria for categorization, classification and ranking of landscape value;
- (b) assess existing site conditions through available information and field surveys;
- (c) evaluate and classify landscape areas; and
- (d) produce a landscape value map for the whole territory.

The Study will be undertaken by consultants. It is scheduled for commencement in September 2000 and will take about 18 months to complete (excluding public consultation).

**Study on Planning for Pedestrians**

The objective of the Study is to explore and recommend proposals for more co-ordinated and comprehensive planning for pedestrians in the main urban area. It will

cover the following key tasks:

- (a) identify pedestrian generators and attractors and assess current pedestrian linkages;
- (b) identify and prioritize pedestrian activity areas;
- (c) prepare Action Area Plans and draw up pedestrian schemes, e.g. subway, footbridges and precincts, etc. for the prioritized areas;
- (d) assess the impacts of the recommended pedestrian schemes on land use planning, tourism, transport and environment, etc.;
- (e) recommend means to improve the design and attractions of pedestrian schemes and pedestrian activity areas; and
- (f) draw up general planning and urban design principles and guidelines for pedestrian planning in Hong Kong.

The Study will be undertaken by consultants. It is scheduled for commencement in October 2000 and will take about 12 months to complete (excluding public consultation).

**Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area**

The scope and objective of the Study are currently being reviewed in the light of the Design Competition on the development of an integrated arts, cultural and entertainment district at the southern tip of the West Kowloon Reclamation. Subject to the outcome of the competition, there may be a need for the Government to conduct further studies to establish the feasibility of the winning design and/or to map out an implementation mechanism and action plans. We have therefore not fixed the scope of the study which may include one or a combination of the following tasks:

- (a) explore the types of cultural and entertainment facilities to be provided and identify sites/buildings suitable for arts-related uses;
- (b) conduct traffic and environmental impact assessments as well as financial appraisal;
- (c) explore the institutional mechanisms required for implementation; and
- (d) prepare a Master Plan and Action Plans for the purpose of implementation.

We will review whether there is a need to undertake the Study after the results of the competition are known.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	15 March 2000

Bureau Serial No.

PL053

Question Serial No.

0327

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Under programme (1) on Territorial and Sub-regional Planning, it is stated that the Planning Department will review the land-uses of industrial and agricultural zones. Will the Administration undertake a study in relation to this review? If yes, what are the details of this study (including scope of study and timetable)? How long will it take to complete the review? When are the results of the review expected to be ready for public announcement?

Asked by : Hon James TO Kun-sun

Reply :

**Industrial Land Review:**

The Planning Department completed the 'Study to Review the Planning Framework for the Reservation and Provision of Industrial Land' (the Study) in 1999. The Study estimated that there would be a potential surplus of industrial land reservation of up to 66 ha by year 2016 but industrial land would still need to be retained for the established manufacturing industries.

In addition, the Study recommended the introduction of a new 'Business' zone to cater for the changing needs of the industrial/business sector and formulated some guidelines for reviewing the industrial land reservation.

Following public consultation on the results of the review held between end of October and end of December 1999, the Planning Department is currently undertaking area assessments on all existing industrial areas in the territory with a view to identifying areas that should be rezoned 'Business' or retained as 'Industrial', and rezoning the surplus industrial areas to other suitable uses. The preliminary results of the area assessments are expected to be available within this year. Subject to endorsement of the Town Planning Board, the Planning Department will prepare rezoning proposals for gazetting for public comments under the Town Planning Ordinance.

### **Agricultural Land Review**

This study, commenced in end 1999 and targeted for completion by the end of this year, is to review the areas zoned for agricultural use in the rural New Territories. Planning guidelines will be prepared for rezoning agricultural land no longer required or suitable for agricultural purposes to other uses. Following completion of the study, zoning amendments will then be published in accordance with the provisions of the Town Planning Ordinance for the public to comment.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	16 March 2000

Bureau Serial No.

PL054

Question Serial No.

0328

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (2) – District Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : In 1999, a total of 3 631 objections to statutory plans were processed, which were more than six times the number recorded in 1998. What are the reasons for the increase? In 2000, Planning Department has estimated that objections to statutory plans processed will amount to 2 135 cases. What key statutory plans are expected to be involved?

Asked by : Hon James TO Kun-sun

Reply : With the enactment of the Town Planning (Amendment) Ordinance 1998, the Town Planning Board (the Board) is required to complete consideration of objections within a statutory time limit of nine months. In 1998, the Board considered just over 500 objections relating to 44 statutory plans. In 1999, the number was significantly increased to 3631 relating to 48 statutory plans. These included such plans as those for the Southeast Kowloon Development and the Central Reclamation Phase III which had attracted a lot of public objections.

The estimated number of objection cases to be considered by the Board in 2000 was worked out based on a number of factors including the anticipated number of amendment plans and the number of objections likely to be received with reference to the growing public interest in land use planning. Currently, Planning Department is carrying out a number of large scale planning studies including the Planning and Development Studies on North West and North East New Territories and the Tung Chung and Tai Ho Comprehensive Feasibility Study. Upon completion of these studies, the recommended land uses will be incorporated into relevant statutory plans. In view of the scale of developments involved, it is anticipated that quite a large number of objections will be received.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

15 March 2000

Bureau Serial No.

PL055

Question Serial No.

0329

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (2) – District Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Under programme (2) on District Planning, it is stated that the Planning Department will continue with enforcement and prosecution action against unauthorized development. However in 1999, the Planning Department has only issued 868 Enforcement / Stop / Reinstatement Notices, which represented a drop of about 40% as compared with the 1 376 notices in 1998. In 2000, the forecast figure would further drop to 810 notices. What are the reasons for this?

Asked by : Hon James TO Kun-sun

Reply : The effectiveness of planning enforcement does not only relate to the number of statutory notices issued. It also relates to the number of unauthorized developments (UD) that have been regularized through the planning application system or discontinued as a result of enforcement action. In 1999, we have adopted a proactive approach in the enforcement work. This includes administration of caution and giving verbal or written warnings before undertaking enforcement and prosecution action (including issuance of statutory notices). At the same time, we have stepped up our frequency and coverage of patrol so that early action can be taken against newly established UD sites, the result of which is an increase in the discontinuance / regularization rates of UD cases from 57% in 1998 to 68% in 1999.

As the proactive approach has proved to be effective, the Planning Department will continue to adopt this approach to deal with the UD cases. It is anticipated that the number of statutory notices (i.e. Enforcement Notice / Stop Notice / Reinstatement Notice) required to be issued would be kept at around the 1999 level.

Signature \_\_\_\_\_

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

15 March 2000

Bureau Serial No.

PL 008

Question Serial No.

0378

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : In respect of establishment ceiling, please elaborate on the increased number of 58 non-directorate posts for 2000-2001

Asked by : Honourable Edward Ho Sing-tin, S.B.S., J.P.

Reply :

A total of 76 staff are provided to the Buildings Department as additional manpower to provide administrative support to the removal of unauthorised building works on a more extensive basis, demolish more illegal rooftop structures on single-staircase buildings, and improve services for retrieval of building plans in the next three years.

Meanwhile, the Department has to give up 16 posts under the Enhanced Productivity Programme (EPP) and two other posts provided on a time-limited basis. As a result, the Department will get a net of 58 additional staff.

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Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

PL009

Question Serial No.

0379

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Bureau Secretary: Secretary for Planning and Lands

Question: In respect of the Building Safety Improvement Loan Scheme, why were there only 111 applications processed in 1999 whilst the number of applications had been estimated to be 1200 in the year 1999-2000?

Asked by: Honourable Edward HO Sing-tin, SBS, JP

Reply:

The estimate of 1,200 applications in 1999-2000 was based on the assumptions that owners of 60 building blocks would participate in the Building Safety Inspection Scheme (BSIS) in 1999 and that 30% of them would apply for loans under the Building Safety Improvement Loan Scheme (BSILS) to carry out the required inspection and repair works.

In the event, owners of 105 building blocks joined the BSIS voluntarily in 1999. However, only 52 owners from 10 of these buildings applied for a loan under the scheme (the other 59 applications came from owners of unauthorised building works being cleared under a blitz clearance operation launched by the Department). Since the end of last year, we have taken a number of steps to further encourage building owners to make use of the scheme to improve the maintenance of their buildings. Such steps include : streamlining the application procedures, providing loans to owners having financial difficulties in removing their unauthorised building works under the above-mentioned blitz operation, and making loans available to those owners who can only arrange part of the necessary repairs to be done.

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

PL 010

Question Serial No.

0380

1. **Examination of draft Estimates of Expenditure 2000-01**

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 82 Buildings Department

Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : It was mentioned in the report that a consultancy study on fire safety standards for buildings has been commissioned by the Department. Please elaborate on its progress and the expected date of completion for such a study.

Asked by : Honourable Edward HO Sing-tin, SBS, JP

Reply : The Buildings Department has held detailed and technical discussions with all government departments concerned, particularly the Fire Services Department, on the launching of a consultancy study on fire safety standards. The Department has just completed the compilation of the brief for the study. The objective of the study is to establish a set of modern standards for the design of fire safety provisions in new buildings, and for up-grading fire safety provisions in existing buildings in the light of changes in the way such buildings are used and occupied in Hong Kong. The study will also focus on the adoption of the fire engineering approach, which may give building professionals greater flexibility and wider scope for innovation in designing fire-safe buildings, in particular for the design of special, tall and voluminous buildings.

We plan to commence the tendering procedures by the end of March 2000, and the consultancy study is likely to commence in the third quarter of 2000. This is a complex, technical study, involving the revision of four codes of practice relating to fire safety requirements and also the compilation of a new code of practice on safety designs based on fire engineering methods. The whole consultancy study will be completed in about 18 months.

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Name in block letters

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C M LEUNG

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Director of Buildings

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16 March 2000

Bureau Serial No.

PL 011

Question Serial No.

0381

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Bureau Secretary: Secretary for Planning and Lands

Question: As it was reported, a pilot system for electronic submission and processing of building plans was developed in October 1998. The BD has conducted trial tests, which were scheduled to be completed by end 1999. Please advise on the progress and the time that the system will be functional.

Asked by: Honourable Edward HO Sing-tin, SBS, JP

Reply: With the scheduled commencement of the relevant provisions of the Electronic Transactions Ordinance on 7 April 2000, we have installed a system to receive electronic submission of simple documents, such as specified application or notice forms, which are not time critical or do not involve multiple signatures. As the next step, we are seeking funding to develop a system to receive electronic submissions including time critical applications, documents involving multiple signatures, and plans for minor works such as those relating to license applications. Eventually, the intention is that we should be able to receive voluminous plans submitted electronically and overcome the practical difficulties of on-screen checking.

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Bureau Serial No.

PL 012

Question Serial No.

0382

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Bureau Secretary: Secretary for Planning and Lands

Question : Please elaborate on the Department's new initiative on computerized database of all existing buildings in the territory.

Asked by: Honorable Edward HO Sing-tin, SBS, JP

Reply: The Department will commission a consultant to compile a computerised database on all existing buildings in Hong Kong, including information such as their age, type, location, number of storeys etc. It is primarily designed to provide basic building information to facilitate the planning and implementation of building control work such as removal of unauthorised building works, approving plans for license applications, building condition inspections, and checking of fire safety provisions. We have reached the final stage of selecting a consultant for the project, which will take about half of a year to complete. The estimated cost is \$3.3 million.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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16 March 2000

Bureau Serial No.

PL 013

Question Serial No.

0397

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question :

- (a) Please give an account of the additional manpower and expenditure required to achieve the targets of removing unauthorized building works (UBW) on external walls and rooftop structures in this financial year.
- (b) Will the authorities consider further increasing manpower to speed up the removal?
- (c) Why did the authorities estimate that the number of removal orders issued on UBW would decrease substantially this year compared with that of last year?

Asked by : Honourable CHAN Kam-lam

Reply :

(a) & (b)

In order to launch the largest ever blitz operation to remove unauthorised building works (UBWs) on the external walls of 300 buildings, we have mobilised staff engaged in other duties within the Buildings Department as reinforcement to the staff directly responsible for such clearance work. It would not be possible for the Department to launch a similar operation each year without additional resources. The provision of extra resources announced by the Financial Secretary will enable the Department to maintain similar operations in each of the next three years. Indeed, our plan is to further improve our productivity so as to increase the scale of each of the three operations (i.e. 400 buildings in 2000, 500 in 2001, and 600 in 2002). Specifically, a total of 77 staff (costing about \$13.4 million per year) will be engaged for the additional work.

As regards single-staircase buildings the roofs of which are all covered by unauthorised structures (URs), our original pledge was to increase our target from 100 to 200 such buildings this year. With the additional resources provided this year, we now aim to increase our target from 200 to 400 such buildings each year. This means that we should be able to clear all the 1200 buildings in this category in three years

instead of six years. Specifically, we plan to employ 38 staff (costing about \$6.5 million per year) to achieve this new target.

- (c) The launch of the blitz clearance operation at the end of 1999 has led to the issue of 8,000 additional removal orders, resulting in a total of 14,038 orders being issued in 1999. Currently, our staff are taking follow-up action on these cases and will commence prosecution against building owners who fail to comply with the removal orders next month. We expect that the recruitment and training of additional staff will be completed in the latter part of this year. Our assessment is that we will be able to issue 8,500 orders in 2000 and another 7,000 orders in the first quarter of 2001, making a total of about 15,500 orders.

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Name in block letters

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C M LEUNG

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Director of Buildings

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17 March 2000

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Bureau Serial No.

PL 014

Question Serial No.

0520

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question :

- (a) Can the Government inform us of the number of rooftop structures that exist at present?
- (b) Does the Government have any timetable to remove the rooftop structures?
- (c) It is the Government's target to improve the problem of rooftop structures in 200 buildings next year. How is this standard determined and is it sufficient? Will the Government increase the resources to raise the target?

Asked by : Honourable LEUNG Yiu-chung

Reply :

- (a) A territory-wide survey on the fire safety condition of private buildings conducted by the Fire Services Department in 1998 indicated that there were about 1,300 single-staircase buildings with their rooftops fully covered with unauthorised structures.
- (b) Government is determined to clear the unauthorised rooftop structures (URSSs) on these buildings, which are posing high fire risk to the occupants, as soon as possible. Through the redeployment of existing manpower resources, the Buildings Department cleared URSSs on 95 such buildings in 1999. Our original timetable was to increase the number of URSSs to be cleared each year from 100 to 200, which means that it would take six years before all these buildings are cleared of their URSSs.
- (c) With the provision of extra resources announced in the Financial Secretary's budget, we now plan to increase the number of such buildings from 200 to 400 each year. This will enable us to clear the remaining 1200 single-staircase buildings in the next 3 years.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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16 March 2000

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Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO WRITTEN QUESTION**

Head: 22 - Agriculture, Fisheries and Conservation Department

Subhead :

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Programme : (4) Animal and Plant Regulation and Technical Services

Controlling Officer : Director of Agriculture, Fisheries and Conservation

Bureau Secretary : Secretary for Planning and Lands

- Question :
- (a) Why is there a sharp increase in the area assessed for aquaculture fisheries ex-gratia payment by the Agriculture, Fisheries and Conservation Department from 157,000 square metres in 1999 to 250,000 square metres in 2000? What are the areas affected?
  - (b) Why is there a sharp increase in the number of claims assessed for capture fisheries ex-gratia payment from 201 in 1999 to 1000 in 2000? What are the areas affected?

Asked by : The Hon WONG Yung-kan

Reply :

- (a) The areas assessed for aquaculture fisheries ex-gratia payment are estimated on the basis of information on the development works programme provided by the Civil Engineering Department and Lands Department. These figures vary from year to year depending on the scale and progress of development works and the land resumption/clearance programme.

In 1999, no fish culture zones were affected by development works and some 157,000 m<sup>2</sup> of fish ponds were affected by land resumption/clearance programme and assessed for ex-gratia payment. For 2000, we estimate that some 250,000 m<sup>2</sup> comprising 159,000 m<sup>2</sup> of fish ponds and 91,000 m<sup>2</sup> within fish culture zones will have to be assessed for ex-gratia payment. As the projects targeted for 2000 are at different stages of processing, it is not appropriate for the Government to disclose locations of fish culture zones and fish ponds to be affected.

- (b) Ex-gratia payments for capture fisheries are estimated on the basis of the information on the programme of coastal development works provided by the Lands Department and Civil Engineering Department. These figures vary from year to year depending on the scale and progress of development projects. The 201 claims processed in 1999 mainly related to the coastal development works in the vicinity of Lamma Island. As the projects targeted for 2000 are at different stages of processing, it is not appropriate for the Government to disclose the locations of areas to be affected.

Signature

Name in block letters

Post Title

Date

MRS LESSIE WEI

DIRECTOR OF AGRICULTURE, FISHERIES  
AND CONSERVATION

16 MARCH 2000

Bureau Serial No.

PL032

Question Serial No.

0649

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 43 - Civil Engineering Department Subhead (No. & title) :

Programme : (3) Site Formation and Reclamation

Controlling Officer : Director of Civil Engineering

Bureau Secretary : Secretary for Planning and Lands

Question : Why does the area of land formed per post decreased drastically to 2960 square meters in 2000?

Asked by : Hon LEUNG Yiu-chung

Reply : Land is being formed under different project items of the Public Works Programme and the rate of land formation depends on the phasing, programme and nature of each project. Hence, the area of land formed varies from year to year. Consequently, the area of land formed per post also varies from year to year. The slight change from 3,170m<sup>2</sup> per post in 1999 to 2,960m<sup>2</sup> per post in 2000 is not uncommon.

Signature

Name in block letters

Y. C. LO

Post Title

Director of Civil Engineering

Date

17 March 2000

Bureau Serial No.

PL033

Question Serial No.

0650

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 43 - Civil Engineering Department Subhead (No. & title) :

Programme : (3) Site Formation and Reclamation

Controlling Officer : Director of Civil Engineering

Bureau Secretary : Secretary for Planning and Lands

Question : Is there any provision allocated for the study of settlement in certain reclamation areas? If yes, what are the measures to be taken? If not, why?

Asked by : Hon LEUNG Yiu-chung

Reply : We have provided funds under the CWRP for carrying out comprehensive site investigation for major reclamation projects at their planning stages. One of the objectives of such site investigation is to obtain soil parameters for use in predicting the settlement profiles of the completed reclamation.

The prediction of settlement profiles will be carried out in the design stage, during which we also decide on details and methods of reclamation affecting anticipated settlements. Such detailed considerations include the quantity and location of marine mud to be dredged, the use of vertical drains and pre-loading.

During the construction stage of reclamation projects, we also provide funds under the respective project votes for the installation of equipment to monitor settlement of the reclamation. The settlement data will serve as reference for assessing the need for any additional works to address ground settlement. These works, if needed, will also be funded under the project vote.

As we have addressed the settlement issue both in the design and construction stages under the respective project votes, the need for separate provision of funds to consider settlement in unspecified reclamation has not arisen.

Signature

Name in block letters

Post Title

Date

Y. C. LO

Director of Civil Engineering

17 March 2000

Bureau Serial No.

PL056

Question Serial No.

0697

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : How much resource will be allocated for three new planning studies respectively on Landscape Value Mapping of Hong Kong, Planning for Pedestrians, and Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area? Would the Administration inform this Council the progress of these three studies and the time schedule to complete?

Asked by : Hon Howard YOUNG

Reply : The approved commitment for the ‘Study on Landscape Value Mapping of Hong Kong’ is \$4.46 million. The Study Brief is currently under preparation. The study is scheduled for commencement in September 2000 and will take about 18 months to complete (excluding public consultation).

\$2.92 million is allocated for the commissioning of the ‘Study on Planning for Pedestrians’. The Study Brief is currently under preparation. The Study is scheduled for commencement in October 2000 and will take about 12 months to complete (excluding public consultation).

\$4.51 million has been reserved for the study on ‘Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon/Tsim Sha Tsui Area’. The scope of the Study is currently being reviewed in the light of the design competition on the development of an integrated arts, cultural and entertainment district at the southern tip of the West Kowloon Reclamation. We will review whether there is a need to undertake the Study after the results of the design competition are known.

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Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

15 March 2000

Bureau Serial No.

PL015

Question Serial No.

0800

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 82 Buildings Department

Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : (a) With regard to the target time for processing building plans for new submission and re-submission, please indicate what was the actual percentage in 1999 of building plans which were approved on first submission. What is the average number of times that building plans have to be re-submitted before approvals were given?

(b) With respect of building proposal approvals, please advise the reason for the very substantial reduction of 410 in 1998 to 296 in 1999, a 27% drop. Similarly, please advise the reason for the reduction in the number of occupation permits issued from 375 in 1998 to 296 in 1999. What is the basis for the estimates of the number of new buildings to be approved and the number of occupation permits to be issued in the year 2000?

(c) In respect to matters requiring special attention in 2000-01, please advise what is the target for providing a more efficient building plans retrieval service. When will the more efficient retrieval service be implemented and by that time how many days would be required to retrieve building plans?

Asked by : Honourable Edward HO Sing-tin, S.B.S., JP

Reply : (a) In 1999, the approval rates for new submission plans and resubmission plans were 78.1% and 92.7% respectively. The Buildings Department has not kept statistics on the average number of times that a submission plan has to be re-submitted before approval is given. However, these statistics show that most of the submission plans were approved within the first two submissions, with under 2% involving a second resubmission.

(b) The number of building proposal submissions and hence the number of building approvals depend on the state of the economy and the business decisions of developers. The temporary suspension of the sale of government land which ended on 31 March 1999 may have been a contributory factor to the reduction in the number of plans submitted and hence approvals.

We also believe that the reduction in the number of occupation permits issued in 1999 compared to 1998 was linked to the downturn in the economy as some projects may have been slowed down by developers where there was no risk of premium penalties. However the number of domestic units completed in 1999 exceeded that in 1998.

The estimates for the number of new buildings to be approved and occupation permits to be issued in 2000 have been made having regard to the actual numbers for 1998 and 1999.

- (c) We are determined to improve our service for the retrieval of building plans. Through the streamlining of procedures and redeployment of staff resources, we have progressively shortened the retrieval time from the previous 80 days to 21 days, and in the case of license-related applications 14 days, as from January 2000. With the additional resources being made available, we aim to further reduce the retrieval time to 14 days in general and, in the case of license-related applications, to less than one week in June this year.

In the long term, we aim at instant retrieval by using electronic imaging of all building plans. We aim to launch a pilot scheme to turn the plans of buildings in a selected district into electronic format this year. The Business Services and Promotion Unit of the Financial Secretary's Office will be jointly supervising the scheme.

Signature

Name in block letters

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

PL016

Question Serial No.

0801

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : The number of buildings to be invited to participate in the voluntary Building Safety Inspection Scheme (BSIS) is not included in the report. Will the authorities intend to abolish the scheme and replace it by the statutory scheme of preventive maintenance of buildings? If so, please provide the details and the commencement date of the new scheme, as well as the resources required for implementing the new scheme. If not, what is the target of the voluntary BSIS for the coming year and how many expenses will be involved?

Asked by : Dr Honourable TANG Siu-tong, JP

Reply :

Public response to the voluntary Building Safety Inspection Scheme (BSIS) has been rather slow since its implementation in April 1997. Of the 82,000 invitation letters sent to owners of some 2,175 buildings, only the owners of about 160 buildings have indicated interest in participating in the Scheme.

In the light of the above, we are now conducting a comprehensive review of the Scheme. In the meantime, the team of staff responsible for the voluntary BSIS is fully occupied with the work of helping the owners of 71 buildings in carrying out inspections and repairs required.

As regards the proposed Preventive Maintenance of Buildings Scheme, Government is working out details of the scheme and will consult the public later this year.

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Name in block letters

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

PL 017

Question Serial No.

0802

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question :

- (a) The target number of buildings improved under rooftop structure clearance operations will be increased from 100 to 200 in the coming financial year. By what means and from what sources will the additional manpower and expenditure be deployed and allocated? At the beginning of the current financial year, the authorities undertook to 'speed up the clearance of unauthorised rooftop structures and appendages of high risk', but the number of buildings improved is in fact 95 only, which is even lower than the target number of 100. Please state the reason for this and the problems encountered by the authorities. How much additional resources will be required and what measures will be taken to improve the situation?
- (b) How much new resources will be increased to speed up the clearance of various kinds of dangerous and/or unauthorised external walls, buildings and structures in the coming financial year? Taking into account the resources allocated for the new financial year and additional resources to be increased in the plan, how much time will it take to remove all the dangerous and/or unauthorised external walls, buildings and structures based on the figures already known?
- (c) For the clearance operations carried out by the authorities, are all or most of them currently undertaken by the staff of the Buildings Department or other departments? If so, will the authorities consider contracting out the removal work or additional new tasks in order to save more resources? If not, how many types of removal work are currently undertaken by contractors and what is the percentage?

Asked by : Dr. Honourable TANG Siu-tong, JP

Reply :

- (a) The original pledge of the Government was to increase the clearance of unauthorised rooftop structures (URs) from 100 single-staircase buildings to 200 such buildings each year starting from 2000. In 1999, the Buildings Department cleared URs on 95 single-staircase buildings in 1999 by redeployment of existing resources for a large part of the year. The shortfall of 5 buildings was mainly due to the extra time needed by the displaced occupants

to accept alternative rehousing offers. Since late 1999, the Department set up a new special unit comprising 31 staff to deal with 200 such buildings per year.

Over the next 3 years, the provision of \$90 million will enable the Buildings Department to further step up the clearance of URSs covering the rooftops of single-staircase buildings. Specifically, the Department plans to clear URSs in 300 such buildings in 2000, 400 in 2001, and 500 in 2002. This means that we will be able to clear all the 1,200 such buildings in 3 years.

- (b) We do not have accurate statistics of unauthorised building works (UBWs) in Hong Kong. It is believed, however, that there are some 800,000 UBWs. This underlies the importance of not just the Government taking continued and determined efforts to remove these illegal structures but also the building owners concerned removing UBWs on their own. Over the next 3 years, the additional provision of \$90 million will enable the Buildings Department to speed up clearance of such illegal structures. The Department plans to remove approximately 45,000 to 50,000 UBWs from the external walls of 1,500 buildings in the next 3 years.
- (c) Currently, the control and enforcement work relating to UBWs is mostly carried out by staff of the Buildings Department with the support of other relevant government departments such as the Housing Department and Home Affairs Department. The Buildings Department employs term building contractors to carry out demolition works where the offending owners fail to comply with the removal orders. However, further contracting out of law enforcement duties related to clearance work does present considerable practical difficulties. Notwithstanding this, the Buildings Department considers it important to enhance further its productivity and will conduct a detailed study in this respect in the next few months.

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Name in block letters

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

PL 018

Question Serial No.

0803

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : When compared with those of the current financial year, the numbers of major "Targets" and "Indicators" in the performance measures have been decreased from 18 to 12 and 44 to 21 respectively. The items such as "the number of buildings improved in large-scale operations" and "Building Safety Inspection Scheme" are both deleted from the performance measures in the coming financial year. What are the justifications for such major modifications by the authorities? Without those deleted indicators, how will this Council be able to judge whether the services concerned are cost-effective?

Asked by : Dr Honourable TANG Siu-tong, JP

Reply :

In preparing the "targets" and "indicators" in the Controlling Officer's Report (COR) for the new financial year, we have revised the COR to include all items which reflect the core businesses of the Buildings Department. This is to avoid duplications, consolidate measurements, rationalise indicators, and simplify the format so as to reflect more clearly the cost effectiveness of the Buildings Department. We believe the simplified version is an improvement and should not make the Department less accountable to the legislature.

Regarding targets, the item on "no. of buildings improved in large-scaled operations" has been subsumed in the new item on "no. of buildings cleared of external wall unauthorized building works".

The target and indicators under the Building Safety Inspection Scheme have been omitted as it will be replaced by an expanded action programme to carry out comprehensive enforcement action in a greater number of target buildings, the details of which will be announced later in the year.

The target on the "number of site safety inspections per work site per year" has been subsumed in the indicator on "number of site-safety inspections made".

The target on "screening non-emergency reports on unauthorized building works within target time" has been deleted as it is considered more important to set the actual number of unauthorized building works removed as our target.

Regarding indicators, twelve indicators bearing the descriptions of "...per professional officer" or "... per action team" have been deleted. The reason for this is that owing to the need to re-deploy staff among the various divisions of the Department from time to time to meet operational requirements, the number of professional officers or action teams involved would fluctuate in the year. Compilation of such statistics is prone to inaccuracy and could therefore be misleading. The revised format is indeed in line with that of most other CORs.

Five indicators relating to "housing production" or "housing units" under the heading of *New Buildings* are deleted for reason that they have already been included in the broader indicator "building proposals approved, plans received and processed, etc". The rest of the deleted items are either subsumed in other targets/indicators or are considered not significant enough to be included.

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Name in block letters

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Date

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C M LEUNG

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Director of Buildings

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17 March 2000

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Bureau Serial No.

PL 019

Question Serial No.

0883

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : The Buildings Department has a plan to commission a consultancy study on water seepage and drain leakage investigation. When will the consultancy study be completed? How many resources will be involved?

Asked by : Honourable LEE Wing-tat

Reply : The consultancy study on the latest technology of water seepage investigation, including the development of technical guidelines applicable to the Hong Kong situation as well as a practical evaluation, would take about 12 months to complete. Currently, the tender documents for the consultancy study are under preparation, and we expect that the contract will be awarded in the last quarter of this year. A sum of \$3.2 million has been allocated for this project.

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Name in block letters

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

PL020

Question Serial No.

0884

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question :

Please advise the Council :

1. the number of existing advertisement signboards in Hong Kong which are categorized as abandoned and dangerous by the Buildings Department.
2. the annual increase in number of the abandoned and dangerous advertisement signboards in the past 3 years.

Will the Buildings Department have any plan to remove all the abandoned and dangerous advertisement signboards in Hong Kong? What will be the specific time schedule? How many resources will be involved?

Asked by : Honourable LEE Wing-tat

Reply :

1. It is estimated that there are at present over 220,000 advertisement signboards in HK. Amongst them, about 10% are abandoned and 2% are potentially dangerous signboards.
2. The Buildings Department does not have statistical data on the growth rate of abandoned or dangerous advertisement signboards. Since launching a regular survey programme on advertisement signboards in late 1996, the Department has examined some 92,000 signboards and has caused removal or repair action to be taken on 2,600 of them, which were abandoned or dangerous.

The Buildings Department has enhanced its enforcement action on abandoned or dilapidated advertisement signboards since September last year. In the event, we dealt with a total of 1,494 signboards in 1999 as a result of a special operation after Typhoon York. This year, we have set a new target of dealing with 1,200 signboards as our regular action programme each year. In addition, we will launch special operations on signboards in the aftermath of any typhoon that may attack Hong Kong during the year. It is therefore likely that the total number of signboards dealt with will exceed 1,200 in 2000.

While the Government does not yet have a programme to clear all abandoned advertisement signboards, a special task force has been set up in the Planning and Lands Bureau to examine the whole question of the control of advertisement signboards in Hong Kong. The public will be consulted on proposals in this respect later in the year.

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Name in block letters

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Date

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C M LEUNG

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Director of Buildings

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17 March 2000

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Bureau Serial No.

PL 021

Question Serial No.

0885

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : There will be a net increase of 58 permanent posts in the Buildings Department. Please advise the Council :

1. The number of permanent posts to be deleted by the Buildings Department and the scope of duty of such posts.
2. The number of additional permanent posts to be created by the Buildings Department and the scope of duty of such posts.

How much additional notional annual mid-point salary will be incurred?

Asked by : Honourable LEE Wing-tat

Reply :

1. A total of 18 permanent posts will be deleted in the Buildings Department. Out of these posts, 16 will be deleted under Enhanced Productivity Programme, of which 4 in professional and technical grades are for vetting of new building plans, 1 in technical grade is for drawing of plans, and 11 in the general and common grades. The remaining 2 posts in general and common grades will be deleted on lapse of time-limited resources for slope safety section.
2. There are 76 additional permanent posts to be created for 3 years for time-limited projects in the Buildings Department. They are in the general and common grades to provide administrative support for the removal of unauthorised building works on a more extensive basis, the demolition of unauthorised rooftop structures on single-staircase buildings, and the improvement in services for retrieval of building plans. There will therefore be a net increase of 58 permanent posts resulting from the creation of these 76 additional posts offset by the deletion of 18 posts mentioned in para. 1 above.

The additional notional annual mid-point salary to be incurred for the increase of 58 permanent posts is \$9,763,110.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

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Bureau Serial No.

PL 022

Question Serial No.

0886

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question :

The Buildings Department estimated that the number of unauthorized structures removed and irregularities rectified would be doubled, from 7,590 in 1999 to 15,000. Can the department advise the Council :

1. What is the original number of staff responsible for the work of removing unauthorized structures and rectifying irregularities?
2. How much manpower and resources have been increased to deal with the work which has been doubled?

Will the staffing requirement be met through recruitment from outside or through internal redeployment? If the staff requirement is to be met through internal redeployment, what is the original scope of work of the staff who will be redeployed to carry out the said duties?

Asked by : Honourable LEE Wing-tat

Reply :

- (1) In 1999, the staff establishment for the control and enforcement of unauthorised building works (UBWs) was 139. In addition, 25 professional and technical contract staff were recruited in late 1999.
- (2) The Buildings Department estimates that it will be able to clear 15,000 UBWs in 2000 as compared to 7,590 UBWs cleared in 1999. This is because the Department has launched a large-scale blitz operation to clear UBWs on the external walls of 300 buildings since September last year. This has been made possible only by mobilising staff engaged in other duties within the Department. With its existing resources, the Department would not be able to launch a similar operation each year. With the additional provision of \$90 million, the Department is now able to launch larger-scale operations in each of the next three years, dealing with a total of 1,500 buildings with about 50,000 UBWs on their external walls. Specifically, there will be an increase of 77 staff for this extra work for the next three years.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

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Bureau Serial No.

PL057

Question Serial No.

0973

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Would the Administration advise the total expenditure that is expected to incur in undertaking the consultancy study “Sustainable Development for the 21<sup>st</sup> Century”? Please give a breakdown of the expenditure items involved, for example, the consultant’s fee and the publicity expenses.

Asked by : Hon CHAN Wing-chan

Reply : The estimated cost of the Study on Sustainable Development for the 21<sup>st</sup> Century (SUSDEV21) is HK\$ 40 million. Breakdown of the expenditure by items is as follows:

<u>Items</u>	<u>Estimated Cost</u> (in million HK\$)
(a) Main Study	23.09
(b) Environmental Baseline Surveys	7.41
(c) <b>Public Awareness Raising and Consultation</b>	4.50
(d) Procurement of Computer Facilities	1.50
(e) Contingency	3.50
Total:	<u>40.00</u>

Signature \_\_\_\_\_

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

15 March 2000

Bureau Serial No.

PL 023

Question Serial No.

1013

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : There is an increase of \$45.60m (9.1%) in the provision for 2000-01 over the revised estimate for 1999-2000, which is mainly due to additional provision to step up the department's efforts, to remove unauthorized building works on a more extensive basis and to demolish unauthorized rooftop structures on single-staircase buildings. Can the department inform the Council :

- (1) While there is an increased provision in the Estimates to step up efforts to clear rooftop structures, are there any additional resources provided for rehousing the residents affected by the clearance?
- (2) Can the present Estimates guarantee that the clearance operation will not lead to a drop in the level of the living environment of the affected residents and the government violating the "International Covenant on Economic, Social and Culture Rights" as a result?

Asked by : Honourable Emily LAU Wai-hing, JP

Reply :

- (1) Housing Department (HD) is aware of the Buildings Department's clearance programme for unauthorised rooftop structures (URSS) in 2000-2001 and will meet the expenditure from its own vote. Such clearances are necessary to improve the fire safety of the residents of the blocks and to remove the often poor living environments of the URS themselves. In planning the clearance operations, the Buildings Department liaises closely with HD staff for the provision of rehousing for eligible displaced occupants. As the circumstances of each case may vary, it is difficult to forecast with complete accuracy the demand for rehousing generated by the clearance programme.
- (2) It is Government's policy that no person will be made homeless by its clearance operations. Eligible occupants displaced from their URS dwellings will be offered public rental housing or interim housing. There will not be any violation of the "International Covenant on Economic, Social and Culture Rights".

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

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Bureau Serial No.

PL 024

Question Serial No.

1117

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 82 Buildings Department

Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : In the Estimated Expenditure of 2000-01, is there any provision to conduct a review regarding whether the existing buildings are suitable for use by the disabled? If yes, how much is the provision? When will the review which covers all the buildings be completed? If no, when will the authorities carry out such a review?

Asked by : Honourable Emily LAU Wai-hing, JP

Reply : There is no provision in the 2000-2001 draft estimates to conduct a review of facilities in existing buildings for persons with a disability.

Under section 84 of the Disability Discrimination Ordinance and Building (Planning) Regulations 72, all building plans for new buildings or alteration and addition works to existing buildings, where physical circumstances allow, would be approved by the Building Authority only if there is reasonable access provision for persons with a disability. We consider this approach would gradually improve access facilities for the disabled over the years.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

\_\_\_\_\_

Director of Buildings

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17 March 2000

Bureau Serial No.

PL025

Question Serial No.

1166

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

- Question : (a) During the year improvements have been made to the "Building Safety Improvement Loan Scheme", and the estimated number of cases for processing was increased substantially to 1,200. However there were only 111 applications received. What is the reason for this great discrepancy? Will the authorities review again the eligibility criteria and the scope of application for the Scheme?
- (b) According to page 84 of Part IA of the 1999-2000 Budget, since the implementation of the "Building Safety Improvement Loan Scheme" in 1998, there were only 2 successful applications to which loans had been approved under the Scheme to carry out improvement/repair works in 1998. It was estimated that in 1999, 40 buildings will benefit from the Scheme to carry out works. What is the number of buildings to which loans had been approved under the Scheme to carry out works in 1999?

Asked by : Dr Honourable TANG Siu-tong, JP

Reply :

- (a) The estimate of 1,200 applications was based on the assumptions that 60 building blocks involving some 4,000 owners would participate in the Building Safety Inspection Scheme (BSIS) in 1999 and that 30% of their owners would apply for loans under the Building Safety Improvement Loan Scheme (BSILS) to carry out the necessary inspection and repair works.

In the event, owners of 105 building blocks joined the BSIS voluntarily in 1999. However, 52 owners of only 10 of these buildings applied for a loan under the scheme (the other 59 applications came from owners of unauthorised building works being cleared under a blitz clearance operation launched by the Department). Since the end of 1999, we have taken a number of steps to further encourage building owners to make use of the scheme to improve the maintenance of their buildings. Such steps include : streamlining the application procedures, providing loans to owners having financial difficulty in

removing their unauthorised building works under the above-mentioned blitz operation, and making loans available for those owners who can only arrange part of the necessary repairs to be done. We are reviewing further the eligibility criteria and the scope of application of the BSILS.

- (b) In 1999, 56 loan applications from owners of 30 buildings were approved. They included 26 applications from 7 buildings in which inspection and repair works under the BSIS were to be carried out, and 30 applications from 23 target buildings under the above-mentioned large-scale blitz clearance operation.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

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Bureau Serial No.

PL034

Question Serial No.

1218

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 43 - Civil Engineering Department Subhead (No. & title) :

Programme : (3) Site Formation and Reclamation

Controlling Officer : Director of Civil Engineering

Bureau Secretary : Secretary for Planning and Lands

Question : CED estimates that 34 hectares of land will be formed. Please give the details.

Asked by : Hon WONG Yung-kan

Reply : The details of the 34 hectares of land to be formed in 2000 are as follows :

<u>Location</u>	<u>Area of Land to be formed in 2000</u> (hectares)
Pak Shek Kok Reclamation Works	11.2
Tseung Kwan O Area 137 Reclamation Works	7.0
Hung Shui Kiu Area 13 Site Formation Works	4.0
Fanling Area 36 Site Formation Works	3.5
Jordan Road Reclamation Works, Phase III	7.1
Yung Shue Wan Reclamation Works, Phase I	1.2
<b>Total</b>	<b>34.0</b>

Signature

Name in block letters

Post Title

Date

Y. C. LO

Director of Civil Engineering

17 March 2000

Bureau Serial No.

PL035

Question Serial No.

1219

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 43 - Civil Engineering Department Subhead (No. & title) :

Programme : (3) Site Formation and Reclamation

Controlling Officer : Director of Civil Engineering

Bureau Secretary : Secretary for Planning and Lands

Question : Please state the post titles, ranks and duties of the 12 posts to be increased under Programme(3).

Asked by : Hon WONG Yung-kan

Reply : The details and duties of the additional 12 posts working under Programme 3 are as follows :

- i) 1 inspector of works, 1 assistant inspector of works and 4 works supervisor posts created for site supervision of new barging points to be put into operation in the coming years.
- ii) 1 senior engineer, 1 engineer and 1 technical officer posts created for implementing school site formation projects.
- iii) 3 engineer posts deployed to meet the additional workload for undertaking housing development projects.

Signature

Name in block letters

Post Title

Date

Y. C. LO

Director of Civil Engineering

17 March 2000

Bureau Serial No.

PL026

Question Serial No.

1220

**2. Examination of draft Estimates of Expenditure 2000-01**

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : (a) As regards the Building Safety Improvement Loan Scheme (BSILS), what has been the situation for the repayment of loans by approved borrowers since 1998? Please list out the number of default repayment cases and the amount of loans involved for the past two years respectively. In what way will these cases of default repayment be dealt with? It is estimated that 500 loan applications will be processed and 440 loan applications be approved in 2000. The success rate of application is expected to be much higher than that of the actual situation for the past two years. Does it mean that the eligibility criteria for application will be relaxed or the approval of the applications was too stringent in the past?

(b) Has the government earmarked any provisions for the implementation of the Preventive Maintenance of Buildings Scheme and the advertisement signs registration system?

Asked by : Honourable WONG Yung-kan

Reply :

(a) Under the Building Safety Improvement Loan Scheme (BSILS), the borrower is required to commence repayment, by monthly instalments, one month after the final draw down of the approved loans. The first approval to loans under the scheme was granted in October 1998 and loan repayments started to come in from March 1999. By the end of December 1999, a total of \$936,240 has been drawn down, with \$191,695 repaid. So far, there has been no default in repayment.

Given the low utilization rate of the scheme, the Buildings Department conducted a review of the BSILS in late 1999 and subsequently made a number of improvements. These include:

- (1) streamlining and simplifying the application procedures;
- (2) allowing building owners who can only arrange part of the necessary repairs of their buildings to make use of the scheme; and

- (3) making loans also available to those building owners who have financial difficulty to remove their unauthorised building works under the large-scale clearance operation directed by the Buildings Department at 300 buildings since September 1999.

The Buildings Department is also formulating a number of other proposals to broaden the ambit of the scheme so as to encourage more building owners to carry out necessary repairs to their buildings.

- (b) The Government has not earmarked provisions for the implementation of the proposed Preventive Maintenance of Buildings Scheme and the advertisement signs registration system as details of both proposals have yet to be worked out by the special task force on building safety and preventive maintenance for consultation with the public later in the year.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

Director of Buildings

17 March 2000

Bureau Serial No.

PL 027

Question Serial No.

1221

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : Please list out the details of the consultancy study on water seepage and drain leakage investigation. When will the study commence and by what time will it be completed?

Asked by : Honourable WONG Yung-kan

Reply : The consultancy study on water seepage in private buildings will address the problem of locating the source of water seepage inside the concrete of a building. The difficulty currently experienced by the staff of the Buildings Department in dealing with complaints in this area is that the investigation of water seepage or drain leaks often requires the opening up of structural walls and slabs where water pipes are embedded. The consultancy study is to identify modern technologies employed in detecting water leakage sources and effective investigation methods to be adopted in the Hong Kong situation. To allow time for a proper trial period before detailed technical guidelines are drawn up, the whole consultancy study would take about 12 months to complete. Currently, the tender documents for the consultancy study are under preparation, and we plan to award the contract in December 2000. A sum of \$3.2 million has been allocated for this project.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

PL058

Question Serial No.

1233

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Please give an account of the scope of the Study of Landscape Value Mapping of Hong Kong. When will the study be launched and completed? How much provision has been allocated for the study?

Asked by : Hon WONG Yung-kan

Reply : The main objective of the Study is to prepare a landscape value map of Hong Kong in order to provide a basis to guide and assess future developments. The key tasks include:

- (e) establish a system of criteria for categorization, classification and ranking of landscape value;
- (f) assess existing site conditions through available information and field surveys;
- (g) evaluate and classify landscape areas; and
- (h) produce a landscape value map for the whole territory.

The Study will be undertaken by consultants. It is scheduled for commencement in September 2000 and will take about 18 months to complete (excluding public consultation). The approved commitment for the Study is \$4.46 million.

Signature \_\_\_\_\_

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

16 March 2000

Examination of draft Estimates of Expenditure 2000-01**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Please give an account of the scope of the study 'Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon / Tsim Sha Tsui Area'. When will the study be launched and completed? How much provision has been allocated for the study?

Asked by : Hon WONG Yung-kan

Reply :

The scope and objective of the Study are currently being reviewed in the light of the Design Competition on the development of an integrated arts, cultural and entertainment district at the southern tip of the West Kowloon Reclamation. Subject to the outcome of the competition, there may be a need for the Government to conduct further studies to establish the feasibility of the winning design and/or to map out an implementation mechanism and action plans. We have therefore not fixed the scope of the study which may include one or a combination of the following tasks:

- (b) explore the types of cultural and entertainment facilities to be provided and identify sites/buildings suitable for arts-related uses;
- (b) conduct traffic and environmental impact assessments as well as financial appraisal;
- (c) explore the institutional mechanisms required for implementation; and
- (d) prepare a Master Plan and Action Plans for the purpose of implementation.

We will review whether there is a need to undertake the Study after the results of the competition are known. The approved commitment for the Study is \$4.51 million.

Signature

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

16 March 2000

Bureau Serial No.

PL060

Question Serial No.

1235

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (1) – Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Please give an account of the details of the review of land-uses of agricultural zone. When is it expected to be completed? How much provision has been allocated for the review?

Asked by : Hon WONG Yung-kan

Reply : This is an in-house study which commenced in end 1999 and is targeted for completion in end 2000. The study is to review the areas zoned for agricultural use in the rural New Territories. Planning guidelines will be prepared for rezoning agricultural land no longer required or suitable for agricultural purposes to other uses. Following completion of the study, zoning amendments to statutory plans will be published in accordance with the provisions of the Town Planning Ordinance for the public to comment.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

B C K FUNG

Post Title \_\_\_\_\_

Director of Planning

Date \_\_\_\_\_

15 March 2000

Bureau Serial No.

PL061

Question Serial No.

1236

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (2) – District Planning

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : How much resources will the Administration set aside to undertake enforcement work against unauthorized developments in the rural areas in the New Territories?

Asked by : Hon WONG Yung-kan

Reply : Enforcement and prosecution actions against unauthorized developments in the rural New Territories are undertaken by the Central Enforcement and Prosecution Section of the Planning Department. At present, some 18 000 ha of land covered by 41 statutory town plans are subject to planning enforcement. In 2000-2001, a total of 85 officers (including professionals, technical and general grades staff) will be deployed on enforcement and prosecution work in the section. A provision of \$35.71 million (including staff costs, departmental expenses and cost for installation of a computer system for digital photogrammetry) will be allocated for maintaining the efforts in enforcement against unauthorized developments.

Signature

Name in block letters

Post Title

Date

B C K FUNG

Director of Planning

15 March 2000

Bureau Serial No.

PL062

Question Serial No.

1237

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme : (5) – Technical Services

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : Please provide the details of the Consultancy Study on Phase II of the Electronic Application Submission System and the Planning Information Management Centre. When will the study commence? When will it be completed?

Asked by : Hon WONG Yung-kan

Reply : The Study aims to carry out a thorough investigation and produce sufficient technical details to enable the early implementation of a number of Information Technology (IT) initiatives. These IT initiatives include:

- (a) Phase 2 of the Electronic Application Submission (EAS) System for the circulation and processing of various types of submissions related to the Town Planning Ordinance, giving due consideration to the Town Planning Bill and the Urban Renewal Authority Bill gazetted on 28.1.2000 and 3.2.2000 respectively (Phase 1 of the EAS mainly covers the receipt of electronic submissions);
- (b) various types of public information services in the form of Electronic Services Delivery;
- (c) an Electronic Services Hub to store the necessary information and an IT infrastructure (i.e. servers, networking equipment and hardware/software etc.) to support (a) and (b) above; and
- (d) necessary institutional setup in the form of a Planning Information Management Centre for the implementation, subsequent operation and future development of the above IT initiatives.

The Study is scheduled to start in around August 2000 and will be completed within 12 months.

Signature \_\_\_\_\_

Name in block letters

B C K FUNG

Post Title

Director of Planning

Date

15 March 2000

Bureau Serial No.

PL 028

Question Serial No.

1250

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 82 Buildings Department

Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : In prior years, response to questions regarding expenditures on consultants and outside contractors have resulted in vague responses such as :

“while we do not anticipate any immediate savings through contracting out services, the employment of contractors permits greater flexibility in varying the number of staff employed on the various types of services according to demand. We anticipate that this will result in savings in costs in the longer term, though it is difficult to quantify these savings.” (11 March 1999 response by the Director of Lands to question on consultants and contractors, Bureau Serial Number PEL173).

This year, there has been \$31,000,000 included in the approved commitments and estimated 1999-2000 expenditures for various consultations by just the Buildings Department alone.

In the light of the stated difficulty in quantifying savings through contracting out services, what criteria are established to ensure that the government and taxpayers are getting value for money?

<u>Subhead (Code)</u>	<u>Item (Code)</u>	<u>Approved commitment</u>
		\$'000
700	010	6,000
	011	3,300
	012	8,500
	013	6,000
	015	4,000
	016	<u>3,200</u>
		31,000

Asked by : Honourable Christine LOH

Reply : In deciding to employ consultants to conduct the specific studies, the Buildings Department adopts the following criteria to ensure that the service is value for money:

- (a) the service is short-term and does not warrant the employment of civil servants who may become redundant on completion of the assignment;
- (b) the task requires expertise or a team of experts in different fields, which are not currently available within the government;
- (c) the redeployment of government staff to perform the task would unduly affect existing services; and
- (d) the consultancy study is genuinely needed to improve services to the public.

As the value of such consultancy studies may take time to be realised and may manifest in different forms, it is not always possible to quantify the improvement in money terms. In the particular area of building regulation and control, we are looking to the consultant to provide examples of best practice that we can use to develop and improve our design standards and regulatory requirements. These consultancy studies relate to subjects for which we need to go outside the Buildings Department for the necessary expertise. As all these studies are one-off exercises, it does not make economic sense for the Department to employ long-term staff for the tasks. These studies are particularly important at the time when we are conducting a major review of the Buildings Ordinance, which is a complex exercise and would need to be done with reference to the latest technological developments in a whole range of areas. By way of demonstration, two examples are given below.

The first example is that outcome of the consultancy study on lighting and ventilation will have significant implications for the design of our future buildings. The ultimate aim is to establish a set of standards, which would not only adequately protect the health of occupants but also ensure satisfactory quality of the indoor and outdoor environment of all types of buildings. Such standards should also allow sufficient flexibility for functional and architectural designs and the optimum use of modern building technology. It will also pave the way for the construction of more “green” buildings in Hong Kong. All this will have a fundamental impact on the quality of our built environment, and indeed the quality of life in our city.

A second example is the consultancy study on fire safety design and provisions in buildings. Given the high density of population in our high-rise buildings, the adequacy of fire safety standards is a matter of life and death. It is therefore critically important to review our standards in this respect at regular intervals. Apart from the enhanced protection of life and property, we also need to update the regulations in the light of the design of modern buildings and, in particular, the latest fire engineering technology.

We are therefore confident that the consultancy studies commissioned would give good value for money.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

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Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN QUESTION**

Head : 118 - Planning Department

Programme :

Controlling Officer : Director of Planning

Bureau Secretary : Secretary for Planning & Lands

Question : In prior years, responses to questions regarding expenditures on consultants and outside contractors have resulted in vague responses such as:

“while we do not anticipate any immediate savings through contracting out services, the employment of contractors permits greater flexibility in varying the number of staff employed on the various types of services according to demand. We anticipate that this will result in savings in costs in the longer term, though it is difficult to quantify these savings.”  
(11 March 1999 response by the Director of Lands to question on consultants and contractors, Bureau Serial Number PEL173).

This year, there has been \$12,043,000 included in the approved commitments and estimated 1999-2000 expenditures for various consultations by just Planning Department alone.

In light of the stated difficulty in quantifying savings of contracted services, what criteria are established to ensure that the government and taxpayers are getting value for money?

Asked by : Hon Christine LOH

Reply : Planning Department employs consultants to undertake studies only on a need basis. The need for outside expertise and the availability of staff are key considerations when assessing the need for employing consultants.

On the selection of consultants, we follow established procedures and guidelines promulgated by the Engineering and Associated Consultants Selection Board and the Central Consultants Selection Board. These have been proved to be very effective in ensuring that the most competent consultants are appointed at the most competitive fees.

To ensure quality service, it is a standard government practice to incorporate various contractual safeguards including staged payment; provisions for warning for sub-standard performance and, if necessary, termination of contract. In addition, consultants are appraised half-yearly and appropriate actions taken in the event of unsatisfactory service.

Signature	_____
Name in block letters	B C K FUNG
Post Title	Director of Planning
Date	15 March 2000

Bureau Serial No.

PL 029

Question Serial No.

1289

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : The Buildings Department will create 58 non-directorate posts next year. Please list out the titles, ranks and duties of these 58 new posts in detail. Besides, will the Buildings Department delete some of the posts next year? If so, please list out the duties of the posts to be deleted and the arrangements of duties after such deletion.

Asked by : Honourable WONG Yung-kan

Reply :

The additional 58 non-directorate posts arise from the creation of 76 posts for 3 years for time-limited projects offset by the deletion of 16 posts under Enhanced Productivity Programme (EPP) and the deletion of 2 posts provided on a time-limited basis.

The 76 non-directorate posts are in general and common grades. They will provide administrative support to the removal of unauthorised building works on a more extensive basis, the demolition of unauthorised rooftop structures on single-staircase buildings, and the improvement in services for retrieval of building plans.

Out of the 18 posts to be deleted in the Buildings Department, 16 are under EPP. Of these, 4 in professional and technical grades are engaged in the vetting of new building plans, 1 in a technical grade is engaged in the drawing of plans, and 11 in general and common grades are from several registries providing general administrative support. The remaining 2 posts in general and common grades will be deleted on the lapse of time-limited resources for the slope safety section. After deletion of these posts, their duties will be absorbed through streamlining of work procedures and redistribution of duties.

Signature

Name in block letters

Post Title

Date

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C M LEUNG

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Director of Buildings

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17 March 2000

Bureau Serial No.

PL 030

Question Serial No.

1290

Examination of draft Estimates of Expenditure 2000-01

**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Bureau Secretary : Secretary for Planning and Lands

Question : Please list out the number of staff of the Buildings Department who are responsible for various duties related to building safety including the removal of unauthorised building works on the external walls of buildings, advertisement signboards, dangerous canopies, rooftop structures, handling of matters relating to dangerous slopes, etc., and the actual expenditure for these jobs in the past 5 years.

Asked by : Honourable WONG Yung-kan

Reply :

The number of staff in Buildings Department (BD) responsible for various duties relating to the safety of existing buildings in the past 5 years are as follows :-

	<b>No. of Staff</b>				
	<b>95/96</b>	<b>96/97</b>	<b>97/98</b>	<b>98/99</b>	<b>99/00</b>
(i) Removal of unauthorised roof top structures		(subsumed in (iii))			27
(ii) Removal of dangerous canopies	18	19	29	32	34
(iii) Removal of all other unauthorised building works including those on external walls of buildings	114	116	102	104	108
(iv) Dangerous slopes	42	42	57	57	55
(v) Inspection and repair of existing buildings including removal of dilapidated advertising signboards.	86	85	91	112	153

The expenditure over the past 5 financial years for the demolition of unauthorised building works, repair of existing buildings, removal of advertising signs and repair of slopes, which were carried out by BD in default of owners who failed to comply with

removal or repair orders is (this expenditure is recoverable from the defaulting owners) :-

	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>
	<b>\$M</b>	<b>\$M</b>	<b>\$M</b>	<b>\$M</b>	<b>\$M</b>
(i) Removal of unauthorised roof top structures, dangerous canopies and removal of all other unauthorised building works including those on external walls of buildings	1.3	0.9	1.0	1.1	2.2
(ii) Dangerous slopes	20.6	30.1	18.9	16.1	19.3
(iii) Inspection and repair of existing buildings including removal of dilapidated advertising signboards.	10.2	7.5	7.9	12.1	14.3

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_  
C M LEUNG  
\_\_\_\_\_  
Director of Buildings  
\_\_\_\_\_  
17 March 2000  
\_\_\_\_\_

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme: (1) Land Administrative

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question:        The performance indicators under the land disposal and lease variations headings are almost entirely related to third party demand. As such, they are outside the Department's control. What relevance therefore do they have to the Department's performance?

Asked by:        The Hon. Christine Loh

Reply:            It is agreed that certain of the performance indicators under "land disposal" and "lease variations" are triggered by third party demand. In many respects, the Lands Department is a service industry, reacting to the demands and needs of the lease-holding public. It is essential that the Department reacts to these demands in an efficient and timely manner within the broad objective of ensuring adequate supply of land to meet the long-term needs of the community in order to maintain stability in the property market.

In respect of land sale programme under the "land disposal", sites are put up for sale under the regular and published land auction and tender programme which is initiated by the Department. These sales, coupled with the mechanism set up under the Application System, enables the market to determine the desirable optimum amount and type of land to be made available.

Sites granted by private treaty are usually processed within a tight time-scale by the Department, so as to meet specific user demands, or to enable major new initiatives or projects to be brought on stream as soon as possible.

Certainly, lease variations whether by lease modification or exchange, are triggered by the private sector, but it is incumbent upon the Department to handle these expeditiously, and indeed target time-limits are set and monitoring is established in order to achieve early private sector re-development to meet demands.

For lease extensions under “lease variations”, the initiative to extend is triggered by the expiry of the existing lease term, leaving the Department with the responsibility for the processing of a timely extension.

Signature	_____
Name in block letters	_____ R.D. Pope _____
Post Title	_____ Director of Lands _____
Date	_____ 17.3.2000 _____



Bureau Serial No.

PL064

Question Serial No.

0339

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head 110 Subhead (No. & title) :

Programme : Provision of Land and Infrastructure

Controlling Officer : Director of Territory Development

Bureau Secretary : Secretary for Planning and Lands

Question : Please list out the titles, ranks and duties of the two posts to be deleted in 2000-01

Asked by : The Honourable LEE Wing-tat

Reply : The following two posts are to be deleted in the financial year 2000-2001:

1 Inspector of Works (工程督察) (MPS 24-33)

1 Works Supervisor I (一級監工) (MPS 13-16)

The responsibilities of the above two posts are to supervise minor construction works in the New Territories North Development Office. In order to enhance productivity, the supervision duties have been redistributed and absorbed by existing staff of the Office through rationalisation of duties.

The Inspector of Works and the Works Supervisor I have been deployed to other Departments.

Signature \_\_\_\_\_

Name in block letters H K WONG

Post Title Director of Territory Development

Date 15 March 2000

Bureau Serial No.

PL065

Question Serial No.

0340

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head 110 Subhead (No. & title) :

Programme : Provision of Land and Infrastructure

Controlling Officer : Director of Territory Development

Bureau Secretary : Secretary for Planning and Lands

Question : Did TDD contract out any works on the provision of land and infrastructure to private consulting companies in 1999? If so, what was the percentage? What were the details of the works contracted out and how much was involved? What is the percentage of such works that TDD plans to contract out to consultants in 2000?

Asked by : The Honourable LEE Wing-tat

Reply : In 1999, TDD has employed private consultants to deliver about 75% of our projects related to the provision of land and infrastructure in the new towns and urban development areas. We estimate that approximately the same percentage of our projects will require the employment of private consultants for delivery in 2000.

The consultants' works mainly comprise feasibility studies, engineering investigation, detailed design, preparation of tender documents, assessment of tenders, construction supervision and contract finalization. In 1999, we have spent about \$205 million on consultants' fees as well as about \$2,490 million on engineering works that require the employment of consultants.

Signature \_\_\_\_\_

Name in block letters H K WONG

Post Title Director of Territory Development

Date 15March 2000

Bureau Serial No.

PL 038

Question Serial No.

671

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head                    56-Government Secretariat                    Subhead (No. & title) :  
                                 Planning and Lands Bureau and  
                                 Works Bureau

Programme :                    (1) Buildings, Lands and Planning

Controlling Officer :    Secretary for Planning and Lands

Bureau Secretary :    Secretary for Planning and Lands

- Question :
- (a) What is the term of reference of the Hong Kong/Mainland Cross-Boundary Major Infrastructure Co-ordinating Committee (ICC)? Since its establishment, how many meetings (including general meetings and special meetings) have been held for each financial year? What have been discussed? What progress and achievement have been made? What is the expenditure incurred?
  
  - (b) The ICC and the “Hong Kong/Guangdong Environmental Protection Liaison Group” are now working under different policy bureaux. Since environmental protection is closely related to the planning for the development of land, city and economy, and the two areas are complementary to each other, is there any mechanism for the authorities to promote the cooperation and coordination between the two cross-boundary organizations? If yes, what is that mechanism and how much is the expenditure involved? If no, why?

Asked by :

Honourable Tang Siu-tong

Reply :

- (a) The ICC was established in October 1997. It is not a decision-making body but a forum for both HKSAR government and Mainland authorities to (a) consider major infrastructure projects straddling the boundary; (b) exchange views and information and establish common views on coordination and interface; and (c) shorten the decision making process on cross-boundary infrastructure projects and expedite their development. The ICC does not incur any capital or recurrent cost.

There are four Panels, viz, the Roads and Bridges Panel, Air Traffic Control Panel, Railway Panel, and the Marine Channel Panel, and one Expert Group on Huanggang-Lok Ma Chau Passenger Crossing established under ICC. Although there has not been any meeting of ICC since its last Plenary in October 1997, substantive work is being undertaken by its Panels and Expert Group.

Since October 1997, the Roads and Bridges Panel has held 2 formal meetings, 6 Technical Group (TG) meetings and 15 informal meetings to discuss the proposed new boundary crossings. Good progress has been made which facilitates studies and investigation undertaken by both sides. On our part, Stages 1 and 2 of the Crosslinks Further Studies would be completed in March 2000, and we are discussing in earnest with the Mainland authorities how to take forward the recommendations of the Study.

The Air Traffic Control Panel has not held any formal meeting during the period of 1997-98 to 1999-2000. However, the TG set up under the Panel has held a total of 22 meetings during the period to discuss issues related to flight procedures, air traffic control, implementation of radar control and aeronautical radio communication, etc. Since close liaison has been established at the working level between the two sides, we agreed with the Mainland side in February 2000 to delete the Panel from the ICC and the TG should continue to function outside the context of ICC.

As regards the Railway Panel, both the HKSAR Government and the Mainland side agreed that there is no immediate issue that the Panel should discuss and consider. Upon the request of the Mainland side, we agreed to delete the Panel from ICC in February 2000.

The Marine Channel Panel has also held no meeting in the past two years. Experts of both sides are fully engaged in the feasibility study of the proposed Tonggu Channel. The study is near completion and the study report would soon be finalized subject to further clarification on a few outstanding issues with the Mainland side.

The Expert Group on Huanggang-Lok Ma Chau Passenger Crossing has met three times in the past two years to flesh out the planning parameters and implementation details of the new passenger crossing. In addition, five sub-group meetings were held to follow-up these issues. The Expert Group will continue discussion on various technical issues to facilitate implementation of the new passenger crossing.

- (b) To better coordinate the joint efforts on cross-boundary environmental issues, the Chief Executive and the Governor of the Guangdong Provincial Government jointly announced the setting up of a new “Joint Working Group on Sustainable Development and Environmental Protection” in October 1999. Both Secretary for Planning and Lands and Secretary for Environment and Food will be represented in the new Working Group to ensure the continued cooperation among bureaux and departments on infrastructural development and environmental issues.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Patrick Lau

Post Title \_\_\_\_\_ SPL(Ag)

Date \_\_\_\_\_ 16 March 2000

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme: (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

- Question:
- (a) According to your knowledge, how many hectares of government land are being illegally occupied for the purpose of dumping waste and for activities which pollute the environment? Where are such spots located and when will they be cleared?
  - (b) For the past two financial years and the coming one, how many hectares of land have been/will be cleared? How much expenditure was/will be involved? How long will it take to clear all known black spots and what is the estimated expenditure?
  - (c) For the past two financial years, how much did your department spend on management of Government land (excluding expenses incurred in dealing with illegal occupation)? How much is the estimated expenditure for such work in the coming year?
  - (d) Is the Department adopting measures to deter lawless persons from illegally occupying government land? Please state such measures and the resources required.

Asked by: The Hon. TANG Siu-tong

- Reply:
- a) A total of 451 Government Land (GL) sites of 7.0 ha have been subjected to dumping of debris or construction materials etc. since February 1992. These sites are located throughout the Territory. To date, 426 sites of 6.2 ha have been cleared and 25 sites of 0.8 ha are pending for clearance action.

- b) The Task Force (Black Spots) (TFB) of the Lands D is responsible for improvement of 'Existing Use'(EU) undertakings on Private Land (PL) and GL which constitute black spots from an environmental point of view. In 1998-99 and 1999-2000, the TFB has successfully improved or cleared 232 EU undertakings on private land extending to 56.7 ha and 244 GL sites extending to 12.1 ha. The improvements on PL sites were undertaken and financed by the owners and their total cost incurred is estimated to be about \$36.6 million. The total cost of those improvements on GL sites was about \$27.4 million in the past two years. It is estimated that the remaining GL black spots identified to date can be cleared up in 4 years time at an estimated cost of about \$40 million.
  
- c) Lands D spent about \$31.1 million per annum on management of Government land (excluding expenses incurred in dealing with illegal occupation) in the past two years and will incur about the same amount in 2000-01.
  
- d) The land control measures to prevent individuals from illegally occupying Government Land are fencing, guarding, patrolling, clearance and maintenance. About \$30.5 million per annum is spent on these measures.

Signature	_____
Name in block letters	<u>          R.D. Pope          </u>
Post Title	<u>          Director of Lands          </u>
Date	<u>          17.3.2000          </u>

Bureau Serial No.

PL041

Question Serial No.

0689

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head 91 Lands Department Subhead (No. & title) : —

Programme : (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question: What is the estimated expenditure in managing the temporary use of the Kai Tak Airport site? How much was spent on this aspect last year? How much internal human resource does the Administration need to put in for the management of the site?

Asked by: The Hon. LAU Kong-wah

Reply: Lands Department has taken over management of the south apron and runway in the former Kai Tak airport as from 1.4.1999.

The estimated annual sum of departmental expenses for managing this site is about \$1.72 million for the employment of three non-civil service staff and the provision of security guard service. From 1.4.1999 to 31.12.1999, expenditure for the aforementioned services amounted to \$1.49 million. Apart from this expenditure, some staff of the Lands Department are also involved in the management of this site. The estimated personal emoluments in this respect are about \$0.26 million a year.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

R.D. Pope

Post Title \_\_\_\_\_

Director of Lands

Date \_\_\_\_\_

17.3.2000

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme : (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question:        Please list all the post titles, ranks and duties of the 71 posts to be deleted in 2000-01. Why do these posts have to be deleted?

Asked by:        The Hon. James To Kun-sun

3.            **Reply: In 2000-01, 71 posts in Lands Department will be deleted as a result of the completion of Airport Core Projects (-20 posts) and the Enhanced Productivity Programme (-51 posts). The ranks, numbers and duties of the posts to be deleted are as follows :**

3.1	Rank	No. of post	4. Duties
	Assistant Estate Surveyor	2	Professional estate surveying duties
	Estate Surveyor	3	
	Land Executive	9	Land administration duties
	Land Inspector II	3	
	Survey Officer (Estate)	3	Technical estate surveying duties
	Senior Land Surveyor	1	Professional land surveying duties
	Land Surveyor	3	
	Senior Survey Officer (Land)	1	Technical land surveying duties
	Survey Officer (Land)	4	
	Senior Technical Officer (Cartographic)	1	Technical cartographic duties
	Technical Officer (Cartographic)	5	
	Senior Solicitor	1	Professional legal advisory duties
	Senior Land Conveyancing Officer	2	Legal conveyancing duties
	Land Conveyancing Officer I	2	
	Land Conveyancing Officer II	2	

- 2 -

4.1	Rank	No. of post	5. Duties
	Senior Clerical Officer	1	

Clerical duties

Clerical Officer	3	
Assistant Clerical Officer	2	
Clerical Assistant	1	
Personal Secretary II	2	Secretarial duties
Typist	4	Typing duties
Motor Driver	1	Driving duties
Workman II	15	General manual duties

Signature \_\_\_\_\_

Name in block letters R.D. Pope

Post Title Director of Lands

Date 17.3.2000

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme: (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question:        How many environmental black spots on private and Government land in the New Territories does Lands Department plan to clear in 2000-01? Please list the locations of the black spots on private and Government land to be cleared, and the required manpower and the financial expenses involved in their clearance.

Asked by:        The Hon. James To Kun-sun.

Reply:            The Task Force (Black Spots) (TFB) of the Lands Department plans to clear 100 sites on private land and 90 sites on Government land in 2000-01 with a total area of about 25 ha. These sites are located as follows :-

	Location	No. of Sites on	
		Private land	Government land
(a)	Ha Tsuen and Lau Fau Shan Action Area along the Lau Fau Shan Road, Ping Ha Road and Tin Ha Road.	70	-
(b)	San Tin Action Area along the Castle Peak Road at San Tin.	15	-
(c)	Yuen Long/Tuen Mun Corridor along the Castle Peak Road (Ping Shan, Hung Shui Kiu and Lam Tei Section).	15	50
(d)	Other areas	-	40
		100	90

/2 ...

In addition to the clearance of black spots, the TFB will follow up with the short term tenancies and short term waivers in respect of those previously cleared, coordinate with concerned parties and the Inter-departmental Working Groups to deal with illegal dumping, and identify and dispose of suitable sites for port back-up and open storage uses.

The improvements on private land are undertaken and financed by the owners. The TFB has an existing strength of 158 staff involving an estimated recurrent provision of about \$54 Million and non-recurrent provision of \$15 Million to undertake all of its responsibilities in 2000-01.

Signature	_____
Name in block letters	_____ R.D. Pope _____
Post Title	_____ Director of Lands _____
Date	_____ 17.3.2000 _____

Bureau Serial No.

PL067

Question Serial No.

1105

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head : 701 Lands Acquisition

Subhead (No. & title): 1002CA – Compensation for surrenders and resumptions : urban improvement districts : Yau Ma Tei, Wan Chai and Western,  
1034CA – Special compensation payments for former residents of the Tiu Keng Leng Cottage Area  
1004CA – Compensation for surrenders and resumptions: miscellaneous  
1100CA – Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

Programme :

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

- Question:
- (a) It is anticipated that additional fund has to be granted in 2000-01 for “Sub-head 1002CA - Compensation for surrenders and resumptions : urban improvement districts : Yau Ma Tei, Wan Chai and Western”. What are the reasons? What are the sites to be surrendered or resumed in 2000-01?
  - (b) As regards sub-head 1034CA, why has the special compensation scheme for former residents of the Tiu Keng Leng Cottage Area not yet completed? When will the whole compensation scheme be completed?
  - (c) As regards sub-head 1004CA, what are the details of the projects for which compensation payments were made in 1999-2000? What are the projects which will require compensation payments in 2000-01?
  - (d) As regards sub-head 1100CA, what are the details of the projects for which compensation payments were made in 1999-2000? What are the projects which will require compensation payments in 2000-01?

Asked by: The Hon. LAU Chin-shek

Reply:

(a) Subhead 1002CA

Each year the required funding under the Subhead is assessed according to the anticipated projects to be carried out. Two new projects namely "Recreational Facilities at Kwok Hing Lane and Ui On Lane" and "Open Space at Yu Lok Lane" are scheduled to commence in 2000-01. The total project estimate and provision estimate for 2000-01 have incorporated the estimates of these new projects.

(b) Subhead 1034CA

The reason why compensation payments to eligible former residents of Tiu Keng Leng Cottage Area are not yet completed is mainly due to title problems and non-acceptance of offers. Hence, it is not possible to indicate, at this stage, when the whole compensation scheme will be completed.

(c) Subhead 1004CA

Details of projects requiring compensation payments in 1999-2000 are at Annex 1. As for 2000-01, it is estimated that some 11 projects may require compensation payments amounting to \$200 million. Details of the projects have yet to be finalized.

(d) Subhead 1100CA

Details of projects requiring compensation payments in 1999-2000 are at Annex 2. As for 2000-01, it is estimated that some 200 projects may require compensation payments amounting to \$2,556 million. Details of the projects have yet to be finalized.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_

R.D. Pope

Post Title \_\_\_\_\_

Director of Lands

Date \_\_\_\_\_

17.3.2000

Item No.	Project Title	1999-2000 Revised Estimate \$M
1	Re-development of the squatter area at Diamond Hill for public housing development & school	39.000
2	Housing Project at Tung Chung, Area 31	30.000
3	Stonecutter Island No.1	20.000
4	Roads providing access to the development on Ma Wan Island, Phase 5 Stage II and III	9.510
5	HKHS Urban Improvement Scheme at Ma Tau Kok	8.759
6	Ma Hang Village Public Housing Phase II & III	7.600
7	Housing Project at Tung Chung, Area 30	7.000
8	HOS Development in Area 36C	3.000
9	Local open space Wong Uk Area 5L Sha Tin	0.900
10	Proposed New road between Shell Street & Jupiter Street, North Point	0.200
11	HK Housing Society's Urban IMP Scheme at 125-133 Bonham Strand & 147-155 Wing Lok Street	0.050
12	Improvements works to Sham Tseng Communal Septic Tank	0.030
13	Construction of soakaway Pit for Civil Aid Services Yuen Tun Camp Site	0.010
	<b>Total</b>	<b>126.059</b>

Item No.	Project Title	1999-2000 Revised Estimate \$M
1	Main Drainage Channels for Fanling, Sheung Shui and Hinterland, Stage II (Upper Indus), Phase 1, North District, N.T.	250.000
2	Main Drainage Channels for Fanling, Sheung Shui & Hinterland, Stage II (Upper Indus), Phase 3, North District, N.T.	240.000
3	Main Drainage Channels for Fanling, Sheung Shui & Hinterland, Stage II (Upper Indus), Phase 2, North District, N.T.	200.000
4	Fanling/Sheung Shui Development Formation & Servicing Works for Public Housing Development in Area 36, Phase 1, Fanling, N.T.	200.000
5	Kau Hui Development, Engineering Works in Area 16, Yuen Long Ph.1A, Road Works	184.000
6	Main Drainage Channels for Ngau Tam Mei - Phase I Yuen Long	150.000
7	Main Drainage Channels for Yuen Long & Kam Tin, Remainder Stage II Phase 2 ( YLL 176 )	140.000
8	Public Housing Development in Area 13 in Hung Shui Kiu (formerly 222CL_P01)	107.819
9	Tung Chung New Town Development Phase IIB Stage II	100.000
10	Reclamation works for district Open space & GIC facilities in North Tsing Yi	66.000
11	Main Drainage Channels for Yuen Long & Kam Tin Stage II Phase I	63.000
12	Main Drainage Channels for Ngau Tam Mei - Phase II	56.000
13	Ping Ha Road Improvement - Remaining Works ( Ha Tsuen Section )	45.054
14	Village Flood Protection for Yuen Long, Kam Tin & Ngau Tam Mei, NWNT - Stage 1 - Village Flood Protection Works for Pok Wai Phase I	39.635
15	Hiram's Highway Improvement Stage I Phase III - Improvement between Nam Wai and Ho Chung and Upgrading Local Access Road	31.635
16	Engineering Works for Ha Mei San Tsuen Village Expansion	25.209
17	Improvement to KamTin Road Stage 1	22.623
18	Wo Yi Hop Village Improvement, Package 21, Tsuen Wan (RWUCO)	20.160
19	Main Drainage Channels for Fanling, Sheung Shui & Hinterland, North District, New Territories, Stage I (River Beas and Lower Indus), Phase 2	20.000
20	Kau Hui Development, Engineering Works in Area 16, Yuen Long Ph.1B, Site Formation	16.240
21	Rural Drainage Rehabilitation Scheme (NENT), Phase 1A - Rehabilitation Works at River Indus (Ng Tung River), N.T.	15.000
22	Tin Shui Wai Further Development - District Distributor Road D3	13.000

23	Resumption of Land for Phase IIB of Tung Chung New Town Development, Lantau Island	12.000
24	Resumption of land for Shek Wu Tong Access Road	11.600
25	Rural Drainage Rehabilitation Scheme (NENT), Phase 1B - Rehabilitation Works at River Beas (Sheung Yue River), N.T.	10.971
26	Lung Cheung Road & Ching Cheung Road Improvement (KN 730) - Resumption of Private Lots	10.350
27	Resumption of NKIL 5998 - Concrete Batching Plant	10.000
28	Shek Wu Hui Dev. Package 4, Engineering Works River Training in Area 30B	10.000
29	Other projects less than \$10M each	105.866
	<b>Total</b>	<b>2,176.162</b>

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme: (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question:        It states that an aim of this programme is managing leased land. Does the Lands Department notice that there are illicit fuel selling activities on the government leased car parks? If yes, why does the Lands Department allow it to happen? What measures does the Lands Department prepare to take to eliminate these illegal activities from the government leased car parks? What are the financial implications of these measures?

Asked by:        The Hon. Christine Loh

Reply:            The Lands Department through its District Lands Offices has sent warning letters to the operators of the vehicle parking sites on Government land held under short term tenancy where illegal diesel filling operations have been discovered. In one case in Kwai Tsing district, a tenancy has been terminated because of repeated reports of such activities. Other tenancies will be terminated if considered appropriate.

The operators of such vehicle parking sites have recently been warned that unless they improve the security of their premises and put a stop to the illegal operations, not only will consideration be given to termination of their tenancies, but they may also be blacklisted from future car park tender exercises.

Apart from other problems which would arise from the wholesale termination of a large number of vehicle parking tenancies, there are financial implications including the need for staff to manage the vacated sites, the loss of rental in the period between the termination of the lease and the retendering of the site, say 3 to 6 months; and the likelihood of lower rental levels upon re-tendering because of the shorter assured tenure.

Signature	_____
Name in block letters	<u>R.D. Pope</u>
Post Title	<u>Director of Lands</u>
Date	<u>17.3.2000</u>

Bureau Serial No.

PL066

Question Serial No.

1238

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head 110 Subhead (No. & title) :

Programme : Provision of Land and Infrastructure

Controlling Officer : Director of Territory Development

Bureau Secretary : Secretary for Planning and Lands

Question : Please list out the locations and land uses of the 98 hectares of land planned to be formed in the coming year.

Asked by : The Honourable Wong Yung-kan

Reply : Among the 98 ha. of land to be formed by Territory Development Department in 2000, the majority of it is located at Kai Tak, North Lantau, Hung Shui Kiu, Fanling and Tai Po. This will provide land mainly for housing, roads, open space, industry and Government Institution and Community uses.

The locations of the sites and their respective areas are listed below :-

<u>Location</u>	<u>Approximate Area (ha.)</u>
Kai Tak (decontaminated area)	43
North Lantau, Tung Chung Phase IIB	17
Hung Shui Kiu Areas 12 & 13	11
Fanling Area 36 (phases 1 & 2)	10
Tai Po Areas 12 & 39	9
Others (Shatin Areas 4C, 35 & 38 and Tai O Yim Tin)	8
Total	98

Signature \_\_\_\_\_

Name in block letters H K WONG

Post Title Director of Territory Development

Date 18 March 2000

Bureau Serial No.

PL045

Question Serial No.

1239

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme: (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question:        Your department sets the target at 14 000 for processing applications from indigenous villagers for rent concession in 2000. This target figure is far less than the number of cases actually processed in 1999 and 1998. Why?

Asked by:        The Hon. WONG Yung-kan

Reply:            This target figure has been decreased to 14 000 lots/tenements in the year 2000 because of the need to re-deploy staff to deal with other land administration matters of higher priority.

Lands Department will monitor the situation closely and consider further manpower needs.

Signature \_\_\_\_\_

Name in block letters        R.D. Pope \_\_\_\_\_

Post Title                      Director of Lands \_\_\_\_\_

Date                              17.3.2000 \_\_\_\_\_

Bureau Serial No.

PL046

Question Serial No.

1240

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme : (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question:        Please state the number of black spots on private and Government land in the New Territories which were cleared by your department in the past 5 years, and the total area and number of staff involved.

Asked by:        The Hon. WONG Yung-kan

Reply:            The Task Force (Black Spots) of Lands Department cleared up environmental black spots on private land and Government land in the New Territories in the past 5 years as follows:-

Financial Year	Private Land Improved		Private Land Vacated		Government Land Cleared		Total	
	No. of sites	Area in hectares	No. of sites	Area in hectares	No. of sites	Area in hectares	No. of sites	Area in hectares
1994-95	-	-	-	-	203	5.3	203	5.3
1995-96	-	-	-	-	50	2.0	50	2.0
1996-97	84	10.6	36	5.3	128	13.2	248	29.1
1997-98	108	45.5	36	5.3	100	1.9	244	52.7
1998-99	63	18.4	21	4.0	86	4.9	170	27.3
1999-2000 up to end Feb. 2000	100	17.9	48	16.3	158	5.2	306	39.4
Total	355	92.4	141	30.9	725	32.5	1,221	155.8

The Task Force (Black Spots) has an existing strength of 158 staff.

Signature	_____
Name in block letters	<u>R.D. Pope</u>
Post Title	<u>Director of Lands</u>
Date	<u>17.3.2000</u>

Bureau Serial No.

PL047

Question Serial No.

1241

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme: (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question: For the processing of small house applications in the past 5 years, please give the following breakdown figures: the number of pending cases, the number of new applications, the number of cases processed by your department, the number of approvals and rejections, and the number of staff engaged in handling small house applications.

Asked by: The Hon. WONG Yung-kan

Reply: In view of the various work commitments of the Lands Department in respect of land disposal, acquisition, lease enforcement, land control etc., it is not possible for the Department to deploy additional staff to deal with Small House applications. Nevertheless, in order to speed up processing time and reduce outstanding backlogs, the Department has introduced a re-engineering method, namely a 'Workshop Approach' in some NTDLOs with large number of outstanding applications. The approach has proved to be effective and will be extended to other NTDLOs as necessary.

Financial Year	No. of Cases Received	No. of Cases Processed		No. of Outstanding Applications
		No. of Cases Rejected	No. of Cases Approved	
1995-96	3 329	1 764	1 539	13 005
1996-97	3 546	1 259	1 905	13 387
1997-98	9 248	3 672	1 432	17 531
1998-99	3 903	2 781	1 525	17 128
1999-2000 (as at 29.2.2000)	2 118	3 071	1 320	14 855

The number of staff engaged by the department in handling small house applications is about 210.

Signature	_____
Name in block letters	<u>R.D. Pope</u>
Post Title	<u>Director of Lands</u>
Date	<u>17.3.2000</u>

Bureau Serial No.

PL068

Question Serial No.

1248

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO  
WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head 707 - New Towns and Subhead (No. & title) :  
Urban Area Development

Programme :

Controlling Officer : Director of Territory Development

Bureau Secretary : Secretary for Planning and Lands

Question : Please advise on the progress of the design work for Tang Lung Chau Dangerous Goods Anchorage and the planned commencing date of the construction work.

Asked by : Honourable WONG Yung-kan

Reply : About 10% of the detailed design of the proposed Tang Lung Chau Dangerous Good Anchorage (DGA) has been completed by Civil Engineering Department's in-house resources. We have plans to seek funding approval from Finance Committee for the site investigation works in order to have sufficient information on the ground conditions to facilitate the detailed design. However, in view of the concerns of the relevant district councils and the fishermen associations over the proposed DGA, the Administration is reviewing the proposal and will consult the Legislative Council on the way forward in due course.

Signature \_\_\_\_\_

Name in block letters H K WONG

Post Title Director of Territory Development

Date 18 March 2000



Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme : (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question:        Why does the Department estimate that there will be a substantial drop in the number of cases concerning the clearance of environmental black spots on private and Government land in the New Territories this year in comparison with last year? How do you compare the estimated expenditure in this area for this year with that for last year?

Asked by:        The Hon. CHAN Kam-lam

Reply:            The Task Force (Black Spots) of Lands Department achieved better than expected results which exceeded the targets in 1999-2000 due to the comparatively large number of smaller pieces of sites mainly on Government Land improved in the North District East Action Area. The number and area of sites cleaned up in 1999-2000 were as follows:

Private Land (PL) Improved		Private Land Vacated/Structures Demolished		Government Land (GL) cleared	
No. of sites	Area of sites (ha)	No. of sites	Area of sites (ha)	No. of sites	Area of sites (ha)
100	17.9	48	16.3 (Note)	158	5.2

Note:                The closure of 6 Container Depot Sites (totalling about 10 hectares) has greatly increased the area of Private Land vacated.

In 2000-01, the size and number of sites to be vacated or cleared will return to average which are targeted to be 100 PL sites of about 20 ha. and 90 GL sites of about 5 ha. respectively.

The non-recurrent expenditure on improvement of GL was \$11.8 million in 1999-2000 and a sum of about \$11 million is estimated for 2000-01 as similar area of land as in 1999-2000 is proposed to be improved.

Signature	_____
Name in block letters	<u>R.D. Pope</u>
Post Title	<u>Director of Lands</u>
Date	<u>17.3.2000</u>

Bureau Serial No.

PL050

Question Serial No.

1311

Examination of draft Estimates of Expenditure 2000-01  
**CONTROLLING OFFICER'S REPLY TO**  
**WRITTEN/SUPPLEMENTARY WRITTEN QUESTION**

Head            91 Lands Department            Subhead (No. & title) : —

Programme: (1) Land Administration

Controlling Officer : Director of Lands

Bureau Secretary : Secretary for Planning and Lands

Question:        What is the estimated expenditure in managing the Kai Tak Airport site for temporary use?

Asked by:        The Hon. CHAN Kam-lam

Reply:            Lands Department has taken over management of the south apron and runway in the former Kai Tak airport as from 1.4.1999.

The estimated annual sum of departmental expenses for managing this site is about \$1.72 million for the employment of 3 non-civil service staff and the provision of security guard service. In addition, estimated personal emoluments in this respect are about \$0.26 million a year.

Signature \_\_\_\_\_

Name in block letters        R.D. Pope \_\_\_\_\_

Post Title                      Director of Lands \_\_\_\_\_

Date                                17.3.2000 \_\_\_\_\_