

**Replies to initial written questions raised by Finance Committee Members in examining  
the Estimates of Expenditure 2011-12**

**Director of Bureau : Secretary for Development**

**Session No. : 12**

**File name : DEVB(PL)-e1.doc**

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)001**

Question Serial No.

1043

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

The Development Bureau has indicated that it will collaborate with the Hong Kong Housing Society and other agencies to devise support schemes for minority owners affected by the commencement of the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice. How much resources has been earmarked to support these owners?

Asked by : Hon CHAN Kam-lam

Reply :

The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice came into effect on 1 April 2010. When the notice was discussed in the Legislative Council in early 2010, the Development Bureau undertook in response to requests from Members of the Legislative Council to enhance public education on the Land (Compulsory Sale for Redevelopment) Ordinance (the Ordinance) and further support for minority owners in cases of compulsory sale of land for redevelopment.

Since 1 April 2010, the Hong Kong Housing Society, with the professional support of the Hong Kong Institute of Surveyors, has been providing free information service to the public on the compulsory sale acquisition and related issues at its ten Property Management Advisory Centres.

In response to the community's call for introducing mediation for these cases, the Development Bureau launched on 27 January 2011 the "Pilot Mediation Scheme" and the "Pilot Scheme on Outreach Support Service for Elderly Owners".

The Pilot Mediation Scheme is administered by the Joint Mediation Helpline Office Limited (JM HOL) to facilitate parties involved in or contemplating compulsory sale applications under the Ordinance in undertaking mediation on a voluntary basis. The Government has budgeted \$2.84 million for the scheme. As the scheme was launched in late January 2011, the setup cost of \$1.24 million was paid in 2010-11. The estimated expenditure in 2011-12 is \$1.6 million to cover its operating cost. Another \$0.5 million has been earmarked in 2011-12 to support eligible elderly minority owners in paying the mediator fees. To support the implementation of this scheme, in response to the Secretary for Development's request, the Executive Committee of the Real Estate Developers Association of Hong Kong has recently confirmed that it is agreeable to paying for the minority owners' share of the mediator fees for cases where these minority owners are not eligible for the Government's assistance.

As elderly owners may have difficulties in accessing relevant information on compulsory sale of land for redevelopment, the Senior Citizen Home Safety Association has been commissioned to operate the "Pilot Scheme on Outreach Support Service for Elderly Owners" (outreach scheme) under which social workers will proactively approach elderly minority owners to provide them with assistance. The estimated expenditure for the outreach scheme in 2011-12 is \$1.43 million.

Signature	_____
Name in block letters	Thomas Chow _____
Post Title	Permanent Secretary for Development (Planning and Lands) _____
Date	17 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)002**

Question Serial No.

1044

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

Subhead (No. & title) :  
700 General non-recurrent

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

In 2010-11, what is the number of buildings assisted in carrying out the repair works under the Operation Building Bright? What is the amount of grants involved? And what is the number of elderly owners subsidised by the "Building Maintenance Grant Scheme for Elderly Owners"? What is the total amount of grants involved?

Asked by : Hon. CHAN Kam-lam

Reply :

During the period from 1 April 2010 to 4 March 2011, the Operation Building Bright (the Operation) assisted 459 cases comprising Category 1 applications from owners corporations (OCs) granted with approvals-in-principle for receiving grants to carry out repair works voluntarily and buildings selected by the Steering Committee of the Operation as Category 2 target buildings for which repair works may be carried out by the OCs/owners voluntarily or by the Buildings Department. The estimated amount of grant earmarked for these cases of applications and buildings is \$152 million.

During the period from 1 April 2010 to 28 February 2011, the Building Maintenance Grant Scheme for Elderly Owners provided grants to 1 897 elderly owner-occupiers and the amount of grant involved was \$43.8 million.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)003**

Question Serial No.

1048

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

Subhead (No. & title) :  
000 Operational Expenses

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question :

How many applications for conversion of industrial buildings were approved by the Administration in 2010-11?

Asked by : Hon. CHAN Kam-lam

Reply :

By the end of February 2011, Lands Department had approved 12 applications for wholesale conversion of industrial buildings to other uses under the new initiatives to revitalise industrial buildings.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)004**

Question Serial No.

0816

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

As mentioned in paragraph 27 of the Budget Speech, it is estimated that housing land available in the coming year will provide a total of 30 000 to 40 000 private residential flats, far exceeding the target of an annual average of 20 000 flats. Please advise this Committee of the following:

- (a) Whether the Government has reserved any resources to regulate the construction of flats within a specific timeframe and the sale period for sites granted, so as to solve the problem of inadequate supply of private residential flats in Hong Kong.
- (b) According to the land supply figures provided in the Budget, what is the number of first-hand private residential flats available for sale on the market in the next three years (between 2011-12 and 2013-14) estimated by the Government? Will the Government reserve resources to introduce new policies so that the number of flats available for sale each year can meet the Government's target of a total of estimated 30 000 to 40 000 private residential flats that could be provided by housing land supply in the coming year?
- (c) How will the Government monitor the effectiveness of the measures introduced to stabilise the property market in order to provide a basis to tighten or extend such and other measures to stabilise the property market in future? And what are the expenses involved?

Asked by : Hon. CHAN Kin-por

Reply :

- (a) For residential development projects, developers are required to complete the construction of the minimum gross floor area specified in the land grant documents or lease conditions, and obtain an Occupation Permit from the Building Authority within the Building Covenant (BC) period imposed in the land grant documents or lease conditions. In general, the BC period for residential projects ranges from 48 months to 72 months. The BC period for each project will depend on the complexity of the development concerned.
- (b) As at the end of 2010, we estimated that about 59 000 first-hand private residential units would be available in the coming three to four years. Among them, 7 000 would be unsold completed units, 42 000 would be units under construction and not yet sold, and another 10 000 units would be generated from disposed sites. Apart from residential flats in the primary market, there is also a sizeable supply of residential flats in the secondary market. In fact, there were on average about 95 600 transactions of residential flats in the secondary market each year between 2006 and 2010, which accounted for about 86% of the total number of annual transactions in the residential market.

In his 2010-11 Policy Address, the Chief Executive said that we would aim to provide housing land for developing an average of 20 000 units per year over the next decade. The aim of this is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market. The figure of 30 000 to 40 000 units refers to what the housing land that could be supplied to the market for private residential developments in the coming year. It is not a target of private residential flat production. The figure has consolidated different sources of land supply, namely Government land for sale by application and by tender, railway property development projects of the MTR Corporation Limited (MTRCL), redevelopment projects of the Urban Renewal Authority (URA), projects subject to lease modification/land exchange, and private redevelopment projects not subject to lease modification.

To ensure a steady land supply for the residential property market, the Government has adopted the practice to initiate sites for sale in addition to continuing to use the Application List for disposal of government sites. In the 2011-12 Land Sale Programme, we have designated 18 sites for government-initiated sale, out of which nine are residential sites. MTRCL will also dispose of the sites at Nam Cheong, Tsuen Wan, Tai Wai, Tin Shui Wai and Tseung Kwan O. In the coming year, the Government estimates that the land it will put up for sale by auction or tender, and those to be tendered by MTRCL could provide about 19 000 flats in total. Depending on the market situation, we will consider designating more sites in the Application List for sale through government-initiated auction or tender.

The Government will speed up the relevant preparatory work (e.g. rezoning, infrastructural works and drafting of land sale conditions, etc.) to ensure that the sites in the 2011-12 Land Sale Programmes will be made available to the market as early as possible. It will continue to discuss with MTRCL and URA ways to speed up their property development projects.

- (c) The Government monitors the development of the private residential property market closely, and has implemented various measures to reduce the risk of a property bubble. The Development Bureau will continue our efforts to increase housing land supply and support the Government's work on that front within our policy purview.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
\_\_\_\_\_  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)005**

Question Serial No.

2603

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question :

How many applications for revitalisation of industrial buildings is expected to be processed by the Administration in 2011-12? Regarding the 22 applications being processed as at the end of January 2011, how long will the Administration expect to take to complete the processing of these applications? Please advise on the details of project items, the distribution of locations and the uses applied in respect of these applications.

Asked by : Hon. CHAN Mo-po, Paul

Reply :

We are unable to forecast the number of applications in 2011-12 as this will depend on the level of market interest to revitalise existing industrial buildings.

By the end of February 2011, Lands Department was processing 21 applications under the new measures to revitalise older industrial buildings. These industrial buildings are located in former industrial areas across Hong Kong, including Wong Chuk Hang, Chai Wan, Kwun Tong, Kowloon Bay, Cheung Sha Wan, To Kwa Wan, San Po Kong, Tsuen Wan and Kwai Chung. The time taken to process the applications varies from case to case, depending mainly on the nature and complexity of each case.

For applications for wholesale conversion, the owners generally apply to convert their buildings to a range of commercial and social uses including office, eating place, retail, provision of direct services, hotel, educational institution, training centre, places of entertainment, and places of recreation, sports or culture. For applications for redevelopment, owners generally apply to redevelop their buildings to residential, commercial or hotel use.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)006**

Question Serial No.

2604

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question :

On the implementation of measures to revitalise the industrial buildings, under Matters Requiring Special Attention in 2011-12, the Administration will review the practical experience of implementation to ensure that the measures will promote more efficient use of existing industrial premises. Will the Administration advise what initial practical experience it has reviewed about one year after the implementation of the measures? Regarding the 12 applications for wholesale conversion of industrial buildings and three applications for redevelopment of industrial buildings approved as at the end of January 2011, did the work progress meet the target of "more efficient use of existing industrial premises"? Will the Administration conduct a review and set targets in reviewing the practical experience of implementation?

Asked by : Hon. CHAN Mo-po, Paul

Reply :

By the end of February 2011, Lands Department had approved 12 applications for wholesale conversion and five applications for redevelopment under the new initiatives. The approved conversion cases are mainly in Kwun Tong, Kowloon Bay and Tuen Mun, and involve conversion mainly for commercial uses, e.g. office, eating place, retail and provision of direct services. The approved redevelopment cases are in Yau Tong, Kwun Tong, Wong Chuk Hang and To Kwa Wan; and the new uses after redevelopment include residential, commercial and hotel. The new uses represent a more efficient use of the existing industrial premises.

In our report to the Legislative Council Panel on Development in December 2010, we set out our initial observations on the implementation of the new measures: first, central processing of all applications under the new initiatives by a dedicated team in Lands Department has streamlined the approval procedures; second, the big increase in planning applications for wholesale conversion of existing industrial buildings to other uses since announcement of the new measures shows that there is a good momentum to regenerate the former industrial areas through wholesale conversion; third, various departments have introduced additional supporting measures, e.g. on the provision of loading/unloading facilities and car parking spaces in converted buildings, to facilitate implementation of the revitalisation measures.

We have already started a mid-term review on implementation of the revitalisation measures. The aim is to identify policy or implementation issues that need to be addressed so as to facilitate better use of the existing stock of industrial buildings to support Hong Kong's changing social and economic needs. We are meeting building owners, professional institutions and other stakeholders to listen to their feedback and suggestions on the new initiatives. We plan to complete our review in the second half of 2011.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 17 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)007**

Question Serial No.

3838

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is proposed in the 2011-12 Budget that an additional funding of \$1 billion will be allocated to continue the implementation of the Operation Building Bright (the Operation). Of the applications received in the last two rounds of the Operation, what are the number of applications rejected, the reasons of the rejection, the amount of grants applied for, the number of households and the districts involved?

Asked by : Hon. CHAN Mo-po, Paul

Reply :

The Operation Building Bright (the Operation) covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs). The OCs of eligible buildings may apply for joining as Category 1 target buildings to carry out repair works on a voluntary basis. Category 2 target buildings are those having difficulties in coordinating repair works, such as buildings without OCs. The Steering Committee of the Operation selects suitable buildings (such as those with defaulted statutory repair orders) as Category 2 target buildings according to the buildings' condition and this does not involve making applications.

In the two rounds of applications for Category 1 target buildings, a total of 1 678 applications from OCs had been received. As at 4 March 2011, 189 applications involving a total of around 13 300 units and an estimated amount of grant of around \$275 million had been rejected. The reasons for rejection mainly involve failure to meet the relevant eligibility criteria and requirements of the Operation, such as the age of the building is below 30 years, the average rateable value exceeds the

specified limit, the building is not for domestic or composite use, etc. These buildings are distributed over all the 18 District Council districts.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 18 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)008**

Question Serial No.

3656

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

The Bureau sets out that it will implement the redevelopment plan of the West Wing of Central Government Offices in 2011-12. What are the work plan, the actual works involved and the estimated expenditure? How does the Bureau handle the public comments received? Is there any plan to undertake further consultation on the project? If not, what are the reasons?

Asked by : Hon. CHAN Tanya

Reply :

During the public consultation that was held from mid-September to end-December 2010, we organised public exhibitions and consulted the Legislative Council Panel on Development (the Panel) and the Central & Western District Council (C&WDC), and met various professional institutes. We have received around 100 written submissions. We are now assessing the comments received for further consideration of the proposed redevelopment scheme. We will revert to the Panel and the C&WDC before submitting the relevant amendments to the Central District Outline Zoning Plan (OZP) to the Town Planning Board (TPB) for consideration. Since the proposed redevelopment scheme is being reviewed and revised, we cannot provide an estimation of the expenditure required at this stage.

The period of the last public consultation exercise was extended by one month to facilitate more members of the public and interested organisations to put forward their views. We have no plan for further public consultation on the project. During the amendment process of the OZP, the TPB will consult the public in accordance with the statutory planning procedures stipulated in the Town Planning Ordinance. These include exhibition of the proposed amendments for public inspection and comment, and consideration of the public views and representations by TPB.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)009**

Question Serial No.

3657

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

In view of a number of town planning issues and incidents on the use of land by land owners in violation of the planning permission, will the Development Bureau allocate resources in 2011-12 to review the existing Town Planning Ordinance and consider the proposed amendments that are necessary and feasible? If yes, what are the details and the estimated expenditure involved? If not, what are the reasons?

Asked by : Hon. CHAN Tanya

Reply :

The existing Town Planning Ordinance provides an effective mechanism for the Planning Authority to take enforcement action against violation of provisions of the Ordinance. In areas where the Authority is not empowered to take enforcement action, the Building Authority and the Lands Department can take enforcement actions against irregularities under their respective authorities as appropriate according to the nature of the case.

The Town Planning Ordinance was last reviewed with suitable amendments in 2005 to improve its working. We have no plan to carry out another review.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 18 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)010**

Question Serial No.

3658

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Since the introduction of the revised compulsory sale system in 2010, the progress of urban renewal, especially in those old districts which are in dire need of redevelopment, has not been satisfactory, and there have been disputes related to acquisition of old buildings time and again. Has the Administration formulated any specific work plan to implement the compulsory sale system and offer support to owners of old buildings in 2011-12? If yes, what are the work plan, its specific details and the estimated expenditure?

Asked by : Hon CHAN Tanya

Reply :

When the Land (Compulsory Sale for Redevelopment)(Specification of Lower Percentage) Notice was discussed in the Legislative Council (LegCo) in early 2010, the Development Bureau undertook in response to LegCo Members' requests to introduce mediation for cases of compulsory sale for redevelopment (compulsory sale cases), to enhance public education on the mechanism involved and provide further support to the minority owners of these cases.

The pilot mediation scheme administered by the Joint Mediation Helpline Office Limited, which is formed by the eight institutes (namely, the Hong Kong Bar Association, Law Society of Hong Kong, Hong Kong Mediation Council, Chartered Institute of Arbitrators (East Asia Branch), Hong Kong Institute of Arbitrators, Hong Kong Institute of Architects, Hong Kong Institute of Surveyors and Hong Kong Mediation Centre) the members of which are the major mediation service providers in Hong Kong, has been launched since 27 January 2011. We have budgeted \$2.84 million for this scheme. The set-up cost of \$1.24 million had been paid in 2010-11. For 2011-12, the estimated expenditure is \$1.6 million to cover the

operating cost of the scheme, and we have also earmarked \$0.5 million for assisting eligible elderly minority owners involved in compulsory sale cases to pay for the mediator fees. To support the implementation of this scheme, in response to the Secretary for Development's request, the Executive Committee of the Real Estate Developers Association of Hong Kong has recently confirmed that it is agreeable to paying for the minority owners' share of the mediator fees for cases where these minority owners are not eligible for the Government's financial assistance.

The President of the Lands Tribunal has promulgated a practice direction pursuant to the Lands Tribunal Ordinance to direct that, with effect from 15 February 2011, the Lands Tribunal will take into account whether the parties in compulsory sale cases have engaged in mediation when hearing the applications and in exercising its discretion on costs under the Land (Compulsory Sale for Redevelopment) Ordinance. We expect that the pilot mediation scheme will receive its first client soon.

The pilot scheme on outreach support service for elderly owners involved in compulsory sale cases has also been launched by the Senior Citizen Home Safety Association commissioned by the Development Bureau. Under it, social workers of the Association proactively approach the elderly minority owners and offer them with the assistance they require. The estimated expenditure for this scheme is \$1.43 million in 2011-12. Up to the end of February 2011, the Association had carried out 13 field visits to distribute publicity leaflets on this scheme to elderly owners of old buildings, paid two family visits to explain to the elderly owners and handled a number of telephone enquiries.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 18 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)011**

Question Serial No.

3659

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

The number of applications for construction of small houses on rural land in the New Territories has been increasing in recent years. How much resources will be allocated by the Development Bureau to conduct the review and relevant studies in 2011-12? Will it conduct public consultation on the above issue? If yes, what are the details? If not, what are the reasons?

Asked by : Hon. CHAN Tanya

Reply :

The existing Small House Policy has been in operation for a long period of time. Any major change would entail complex legal, land use and planning issues which require careful examination. We will consider the need for consulting the public as we proceed with our work. The review is being conducted using existing resources.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)012**

Question Serial No.

0518

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is stated under Matters Requiring Special Attention in 2011-12 that the Government will aim to finalise the revised scheme of the property development project at the West Rail Yuen Long Station. Will the Government advise on the details and latest progress of such work, and whether it has any measures to ensure that there will be no "wall buildings" at the above-station property development project at the West Rail Yuen Long Station after the revision?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The property development at the West Rail Yuen Long Station has to follow the new quality and sustainable building design requirements, which include building separation and set-back requirements, due for implementation from 1 April 2011. The MTR Corporation Limited is working on its design in accordance with the requirements, in addition to lowering the development intensity.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)013**

Question Serial No.

0519

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is stated under Matters Requiring Special Attention in 2011-12 that the Government will continue the review on the New Territories Small House Policy. Will the Government advise this Committee on the progress of such work in 2010-11 and the expected completion date of the review?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The existing Small House Policy has been in operation for a long period of time. Any major change would entail complex legal, land use and planning issues which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite completion date for the review.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)014**

Question Serial No.

0099

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Regarding the lowering of the development intensity of the railway property development projects in consultation with the MTR Corporation Limited (MTRCL), will the Administration work with the MTRCL to determine the criteria for the development intensity of the property development projects concerned in future so as to restrict their development intensity?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Like other property developments, railway property development schemes have to meet the requirements under the Town Planning Ordinance, including the development restrictions imposed by the relevant Outline Zoning Plans. They also have to comply with the provisions of the Buildings Ordinance and the lease conditions. Projects without approved planning schemes (including new railway extensions) have to be planned and designed in accordance with the latest planning standards and design guidelines, including the undertaking of air ventilation assessments where required.

In his 2007-08 Policy Address, the Chief Executive undertook to review the approved schemes of the property development projects at Nam Cheong and Yuen Long along the West Rail with the objective of lowering their development densities. Upon completion of the review, the revised scheme for the Nam Cheong project had been approved by the Town Planning Board in 2009. As for the Yuen Long project, the MTR Corporation Limited is working on its design to lower the development intensity.



Separately, as announced by the Development Bureau earlier on, the Government has decided that, as suggested by Members of the Legislative Council, the property development projects along the West Rail are to comply with the new quality and sustainable built environment requirements introduced to address the public concerns over “inflated buildings” irrespective of whether they already have approved building plans or master layout plans. These projects are at Nam Cheong, Tsuen Wan TW5 (Bayside), Tsuen Wan TW5 (Cityside), Tsuen Wan TW6, Long Ping (North) and Tin Shui Wai. Although the redesign is not to reduce the project’s intensity, the changes will bring about improvements in terms of building separation and permeability, air ventilation as well as greenery coverage for the benefit of residents as well as locals in the neighbourhood.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)015**

Question Serial No.

0100

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Has the revised scheme for the property development project at Yuen Long Station of the West Rail been fully completed? Please provide the details.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The property development at the West Rail Yuen Long Station will follow the new quality and sustainable building design requirements due for implementation from 1 April 2011. The MTR Corporation Limited is working on its design.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)016**

Question Serial No.

0101

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

How many sites have been reserved by the Administration for future property development of the MTR Corporation Limited so far? Will clauses restricting the development intensity be included in the leases of these sites to prevent “wall buildings” or “cake-like buildings” in future?

Asked by : Hon. CHEUNG Hok-ming

Reply :

For the railway property development projects along the West Rail which are wholly owned by the Government through the West Rail Property Development Limited, the Government has announced that they will comply with the new quality and sustainable built environment requirements to be implemented from 1 April 2011 to address the public concerns over “inflated buildings”, including those which already have approved building plans and/or approved master layout plans. The West Rail projects include Nam Cheong, Tsuen Wan TW5 (Bayside), Tsuen Wan TW5 (Cityside), Tsuen Wan TW6, Long Ping (North), Tin Shui Wai, Yuen Long, Long Ping (South), Kam Sheung Road, Pat Heung Maintenance Centre and Kwai Fong. Compliance with the requirements will bring about improvements in terms of building separation and permeability, air ventilation as well as greenery coverage for the benefit of residents as well as locals in the neighbourhood.

For MTR Corporation Limited’s own railway development projects, like other property developments, the new quality and sustainable built environment requirements to be implemented from 1 April 2011 will apply to their building plan applications if submitted on or after 1 April 2011.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)017**

Question Serial No.

1323

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

- (a) How many sites have been designated as “hotel only” sites at present? (Please provide their respective locations.)
- (b) Since the introduction of the pilot scheme for “hotel only” sites, how many sites have been granted for the development of hotels in total?
- (c) Has the Administration assessed the effectiveness of the pilot scheme for “hotel only” sites? Will it consider introducing more measures to encourage the tourism industry to submit applications?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) Five sites are designated for “hotel only” development in the 2011-12 Land Sale Programme. They are –
  - (i) Sai Kung Town, Area 4;
  - (ii) 373 Queen’s Road East, Hong Kong;
  - (iii) Western part of Ex-North Point Estate, North Point;
  - (iv) Junction of Hung Luen Road and Wa Shun Street, Hung Hom Bay Reclamation, Kowloon; and
  - (v) Murray Building, 22 Cotton Tree Drive, Hong Kong

- (b) and (c) Since the launch of the pilot scheme in 2008-09, no hotel site on the Application List has been successfully triggered and sold. However, the pilot scheme has benefited two cases of lease modification. Moreover, four lease modification applications are being processed by the Lands Department. With a view to facilitating hotel development in Hong Kong, Government has decided to turn the pilot scheme into a permanent arrangement.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 18 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)018**

Question Serial No.

1324

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

- (a) Regarding the effort to resolve the problem of missing or illegible government leases, how many consultation sessions were organised by the Administration from 2008-09 to 2010-11? Please provide in detail the names of the organisations which participated in the consultation sessions.
- (b) Has the Administration carried out any work to collect and collate the information on the cases of missing or illegible government leases across the territory so as to establish a database for better preparation for the legislative proposals? If yes, what is the latest progress? If not, will it consider commencing the above work?
- (c) Apart from consulting the relevant organisations, will the Administration organise broad-based public consultation sessions on the above issue?

Asked by : Hon. CHEUNG Hok-ming

Reply :

In the light of feedback received during our earlier consultation with the Heung Yee Kuk, the Law Society of Hong Kong and the relevant Panel of the Legislative Council, we are in the process of formulating our views on the way forward for tackling the problem of missing or illegible government leases. This process is complicated and will inevitably take some time to complete. We will consider the option of consulting the public on the subject as we proceed with our work.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 18 March 2011 \_\_\_\_\_



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)019**

Question Serial No.

1325

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Regarding the "Comprehensive Building Safety Improvement Loan Scheme", how many applications did the Administration receive in the financial year 2010-11? Among these applications, how many of them were approved? What was the amount of loans involved?

Asked by : Hon. CHEUNG Hok-ming

Reply :

From 1 April 2010 to 28 February 2011, the Buildings Department received 2 325 applications for the Comprehensive Building Safety Improvement Loan Scheme. 1 591 applications have been approved, involving a total loan amount of about \$78 million. Regarding the remaining 734 applications, 611 are being processed, seven have been rejected as the applications did not meet the eligibility criteria, and 116 have been withdrawn by the applicants.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)020**

Question Serial No.

1326

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

- a. How many applications under the "Building Maintenance Grant Scheme for Elderly Owners" did the Administration receive in the financial years 2009-10 and 2010-11 respectively?
- b. How many elderly owner-occupiers were provided with financial assistance under the scheme in the financial years 2009-10 and 2010-11 respectively?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) In the financial year 2009-10 and the period from 1 April 2010 to 28 February 2011, there were 2 690 and 2 977 applications respectively for the Building Maintenance Grant Scheme for Elderly Owners.
- (b) In the financial year 2009-10 and the period from 1 April 2010 to 28 February 2011, there were 2 232 and 1 535 applications respectively granted with subsidies. The respective numbers of elderly owners provided with financial assistance were 2 734 and 1 897 (some applications involved more than one elderly owner).

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)021**

Question Serial No.

1327

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

There will be an estimated increase of nine non-directorate posts in respect of the establishment ceiling in 2011-12 over 2010-11. Please provide in detail the nature of work of the above established posts to be created.

Asked by : Hon. CHEUNG Hok-ming

Reply :

We will create the following nine non-directorate posts in 2011-12 -

<u>Rank</u>	<u>No.</u>	<u>Nature of Work</u>
Executive Officer I	1	Executive support
Analyst/Programmer II	1	Information technology support
Assistant Clerical Officer	4	Clerical support
Clerical Assistant	3	- ditto -

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)022**

Question Serial No.

1329

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Regarding the work in respect of the rezoning of the Central Market, will the Administration advise on the latest progress and the relevant details?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Under the draft Central District Outline Zoning Plan (OZP) No. S/H4/13, the Central Market site is rezoned from "Other Specified Uses" ("OU") annotated "Bus Terminus, Open Space and Commercial Development" to "OU" annotated "Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses". The planning intention of the "OU" zone is to preserve the facade and special architectural features of the Central Market building, and to revitalise it for commercial, cultural and community uses with the provision of public open space.

The draft OZP was exhibited for public inspection on 16 July 2010. Representations and comments on the draft OZP were considered by the Town Planning Board (TPB) on 21 January 2011. Amendments to the draft OZP proposed by the TPB were published on 18 February 2011 for further representation. One further representation has been received on the proposed amendments, which the TPB will consider. The final draft OZP incorporating amendments proposed by the TPB will be submitted to the Chief Executive-in-Council for approval afterwards.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 18 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)023**

Question Serial No.

1330

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

What was the expenditure on publicity and public education for building safety in 2010-11? What is the estimated expenditure on such work in 2011-12?

Asked by : Hon. CHEUNG Hok-ming

Reply :

We completed a comprehensive review of the building safety policy and measures in Hong Kong, and announced a new multi-pronged approach to enhance building safety, covering legislation, enforcement, support and assistance to owners as well as publicity and public education in October 2010. In the 2011-12 financial year, we will continue to work closely with the Buildings Department (BD) to oversee the implementation of this new package of measures. The BD will be responsible for the implementation of the publicity and public education programmes while the Planning and Lands Branch will utilise its existing manpower resources to oversee the BD's implementation of such programmes. In 2010-11, the BD's expenditure for such programmes was about \$11.76 million, which included an expenditure of about \$9.16 million dedicated for the promotion of the newly commenced minor works control system. In 2011-12, the BD has earmarked a total funding of about \$8 million for its publicity and public education programmes, covering general building safety themes. As regards the monitoring of the BD's implementation, it will be mainly handled by the Permanent Secretary (Planning and Lands), a Deputy Secretary, a Principal Assistant Secretary and an Assistant Secretary of the Planning and Lands Branch as part of their normal duties.



Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)024**

Question Serial No.

1737

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question :

What is the number of land development proposals received and studied respectively by the Development Opportunities Office since its establishment? Please tabulate the projects already processed and supported by the Land and Development Advisory Committee respectively by project nature. What are the land area involved and the number of jobs that can be created by such projects? In addition, what is the number of projects involving the food and beverage industry or the wine industry? What is the number of these projects supported and not supported respectively? Of all the applications, what are the reasons for not supporting some of them?

Asked by : Hon. CHEUNG Yu-yan, Tommy

Reply :

By early March 2011, the Office had handled or was handling 44 proposed land development projects meeting its project eligibility criteria. Amongst the 44 proposed projects, the Office had presented 18 projects to the Land and Development Advisory Committee (LDAC) for advice and support. The rest are being processed. LDAC supported 14 of the proposed projects presented to them and did not support the other four. Please refer to the table below for the land development projects already processed and supported by the LDAC by their nature:

**Nature of land development proposals already processed and supported by LDAC**

	Number of projects already processed	Number of projects supported by LDAC
Development or redevelopment of non-governmental organisation headquarters and regional centres	3	3

	Number of projects already processed	Number of projects supported by LDAC
Development or redevelopment of social welfare facilities	2	2
Relocation or extension of church and related facilities	2	2
Development of hotel and guesthouse	2	2
Local area improvement schemes	2	2
Relocation and expansion of museum	1	1
Development of private hospital	1	1
Development of education-related facilities	2	1
Development of columbarium	2	0
Marina and related development	1	0
<b>Total</b>	<b>18</b>	<b>14</b>

For the four proposed projects that did not receive LDAC's support, the Office has ceased to provide one-stop consultation and coordination services to the project proponents. These projects were not supported because LDAC members recognised that they involved complex and adverse planning, land, environment and transport access issues which made them difficult to proceed further.

According to information provided by the project proponents, the total site area involved in the 14 land development projects that received LDAC's support is about 70 000m<sup>2</sup> and the total gross floor area is about 540 000m<sup>2</sup>. The estimated number of jobs to be created during the construction stage of these 14 projects is 9 200, and 4 400 jobs will be created during their operational stage.

By early March 2011, the Office was providing assistance to one land development project proposed by the food and beverage sector. This project has not yet been presented to the LDAC for advice and support. A number of other project proposals also involve restaurants and catering services.

Signature \_\_\_\_\_

Name in block letters Thomas Chow

Post Title Permanent Secretary for Development  
(Planning and Lands)

Date 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)025**

Question Serial No.

1201

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Regarding the tenders of property development projects of the Urban Renewal Authority (URA) and the MTR Corporation Limited (MTRCL), will the Administration inform this Committee of the number of residential flats to be provided each year by the URA and MTRCL respectively in the coming five years and the distribution of these development projects?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

In the 2011-12 financial year, the MTR Corporation Limited (MTRCL) plans to tender out the railway development projects at Nam Cheong, Tsuen Wan, Tai Wai, Tin Shui Wai and Tseung Kwan O. These projects are estimated to provide 14 600 flats. MTRCL will put other railway property development projects out for tender in the coming years, and the tendering programme will be worked out in due course.

Between 2011-12 and 2015-16, the Urban Renewal Authority will invite tenders for nine redevelopment projects located at To Kwa Wan, Sham Shui Po, Mong Kok, Central & Western and Kwun Tong, which together will provide about 3 600 flats.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)026**

Question Serial No.

1202

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question :

It is stated under the Analysis of Financial and Staffing Provision that "provision for 2011-12 is \$3 million (36.6%) higher than the revised estimate for 2010-11. This is mainly due to the provision required for filling the position of the Under Secretary." Will the Administration advise this Committee on the progress of recruitment of the Under Secretary and the timing of filling this position? With only a year or so left in the term of the current Government, the chance of filling the above position has become slim. Will the Administration consider putting aside the provision earmarked for the position?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Regarding the outstanding position of Under Secretary in Development Bureau, we will fill this position when there is a suitable candidate. We consider it appropriate to make provision for the position of Under Secretary in 2011-12.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)027**

Question Serial No.

2399

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is mentioned in paragraph 100 of the Budget Speech that “we will specify in the Application List two hotel sites for government-initiated sale by open auction or tender this year to foster hotel development. To increase the supply of different types of hotels, we will regularise the pilot measure of offering sites ‘restricted to hotel use’ on the Application List. This arrangement will also be applicable to lease modification and land exchange applications from developers.” Will the Administration inform this Committee of the justifications for regularising the pilot measure of offering sites “restricted to hotel use” on the Application List mentioned above, whether it has conducted any review on the pilot scheme for “hotel only” site and the market response? What are the actual benefits brought about by the scheme to the development of tourism in Hong Kong?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Since its launch in 2008-09, the “hotel only” pilot scheme has benefited two cases of lease modification. Moreover, another four lease modification applications for hotel development are being processed by the Lands Department. After reviewing the effectiveness of the pilot scheme, Government has decided to turn it into a permanent arrangement to support hotel development. This in turn will help foster the development of tourism in Hong Kong.

Signature

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Name in block  
letters

Thomas Chow

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Post Title

Permanent Secretary for Development  
(Planning and Lands)

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Date

18 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)028**

Question Serial No.

2400

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is stated under the Analysis of Financial Provision that “provision for 2011-12 is \$137.3 million (14.4%) lower than the revised estimate for 2010-11. This is mainly due to the net decrease in cash flow requirement for non-recurrent items, partly offset by the increased operating expenses to meet the demands of ongoing and new commitments. In addition, there will be an increase of nine posts in 2011-12.” Will the Administration advise this Committee on the nature and area of work of the above nine net additional posts?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

We will create the following nine non-directorate posts in 2011-12 -

<u>Rank</u>	<u>No. of Post</u>	<u>Nature of Work</u>	<u>Area of Work</u>
Executive Officer I	1	Executive support	Building safety
Analyst/Programmer II	1	Information technology support	Office administration
Assistant Clerical Officer	4	Clerical support	Building safety
Clerical Assistant	3	Clerical support	Office administration



Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)029**

Question Serial No.

2401

Head : 138 Government Secretariat:

Development Bureau (Planning and  
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent

(Item 865 Operation Building  
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is mentioned in paragraph 163 of the Budget Speech that “in the second round of Operation Building Bright, we received more than 500 applications involving over 800 buildings. I propose to further allocate \$1 billion for Operation Building Bright so that financial assistance will be made available to all eligible applicants. This proposal will mark a successful conclusion to this campaign. We forecast that the campaign will eventually provide financial assistance for the repair and maintenance of over 3 000 buildings aged 30 years or above and create more than 60 000 employment opportunities related to the construction industry.” Will the Administration advise this Committee whether it has conducted any review on the implementation of the Operation and the difficulties residents encountered (e.g. invitation of tenders for contractors), and whether it has provided any assistance to residents for improvement since the introduction of the Operation in 2009? If yes, please specify.

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Since the launch of the Operation Building Bright (the Operation) in 2009, the Administration has been working closely with the implementation agents, i.e. the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD) to ensure the smooth implementation of the Operation in providing financial subsidies and one-stop technical assistance to help building owners to carry out repair works.

The HKHS and URA have, in consultation with the Independent Commission Against Corruption (ICAC), formulated and issued the “Operation Building Bright Maintenance Guidelines” to owners’ corporations (OCs), consultants and contractors, stipulating the requirements and procedures for appointment, selection and management of consultants and contractors, anti-bribery and anti-collusion practices, as well as the detailed roles and duties of the parties involved in the repair works under the Operation.

The HKHS and URA have held more than 350 seminars and briefings for building owners, OCs, building professionals and contractors to introduce the requirements and details of the Operation as well as the general concepts and procedures of good building management and maintenance practices. Both organisations arrange staff to attend OCs’ meetings with a view to providing advice, from the perspective of an independent third party, on selection and appointment of consultants and contractors. The two organisations also assign staff to provide assistance to the OCs over co-ordination of building repair works, including monitoring the progress of works carried out by contractors, applying for grants under the Operation, providing advice on prevention of corruption and malpractices, etc.

To further assist OCs to establish the criteria for selection of consultant companies, the “Operation Building Bright Maintenance Guidelines” have been refined to require that consultant companies submitting a tender should provide adequate information to the OCs, including the number of repair projects being undertaken by the consultant, the resources to be allocated to the OC’s works contract by the consultant, as well as the particulars of different ranks of personnel who will participate in the works at different stages and the costs involved, so that the OC can consider in a more comprehensive manner whether the overall tender submitted by the consultant is reasonable.

The HKHS and URA have also appointed independent professional consultants to assist in the relevant monitoring work, including inspecting the progress of repair works of target buildings, and scrutinising the documents and progress reports submitted by consultants and contractors, with a view to ensuring their compliance with the requirements of the Operation before releasing the grants. To prevent corruption or malpractice, the HKHS, URA and ICAC have also formulated procedures to step up inspection of the repair works of target buildings. Representatives of the ICAC will also participate in the site visits as observer.

As for Category 2 target buildings, with the one-stop technical support and assistance provided by the HKHS, URA and BD, some OCs and owners which were previously inactive or had encountered various difficulties in organising repair works, e.g. the presence of elderly, absentee and uncooperative owners, etc., are now able to arrange repair works voluntarily under the Operation. For those target buildings where the owners are unable to conduct repair works by themselves, the BD will arrange consultants and contractors to carry out the works on behalf of the owners.

The Administration will continue to oversee the implementation of the Operation, arrange experience sharing sessions for OCs/owners to learn from their counterparts who have successfully completed repair works under the Operation, and conduct regular reviews with the implementation agencies. The experience gained in implementing the Operation provides a good reference for the Government, its partner organisations, building owners as well as building professionals and contractors in the pursuit of better building maintenance and management. We will continue to refine where appropriate our procedures and modus operandi in providing one-stop assistance to help OCs and owners to carry out repair works under the Operation.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 18 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)030**

Question Serial No.

2402

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is mentioned under the Brief Description that the Branch “completed the two-year Urban Renewal Strategy (URS) Review and published a draft text of the revised URS for public consultation”. Will the Administration inform this Committee of the total expenditure and manpower involved in the URS Review completed and the costs involved in the appointment of research/academic institutions?

Asked by : Hon FUNG Kin-kee, Frederick

Reply :

The Urban Renewal Strategy Review, carried out in three stages from mid-2008 to mid-2010 with extensive public engagement, was conducted by the Development Bureau with the support of the Urban Renewal Authority (URA). No additional posts were created within the Government and no additional government expenditure was incurred for the review.

The URA had spent about \$40 million during the two-year review period including some \$25 million on a number of consultancy studies, including a “Policy Study on Urban Regeneration in Other Asian Cities”, a “Building Conditions Survey”, a “Study on the Achievements and Challenges of Urban Renewal in Hong Kong”, an “Economic Impact Assessment Study on the URA’s Urban Regeneration Projects” and a “Tracking Survey on URA Redevelopment Projects”. The URA also provided financial support for “Urban Renewal District Aspirations Studies” conducted in collaboration with seven concerned District Councils.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)031**

Question Serial No.

2403

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is stated under Matters Requiring Special Attention in 2011-12 that the Branch will “continue to work with the Harbourfront Commission to ensure that our planning, land use and urban design are in line with our stated mission to protect the Victoria Harbour, and to enhance the harbourfront for the enjoyment of our residents and visitors alike, with the participation of the community.” Will the Administration advise this Committee on the progress of construction of continuous harbourfront promenades along harbourfront areas in Hong Kong Island North, Kowloon West and Kowloon East, the obstacles and difficulties encountered at various sites at present, and how it will follow up and solve the problem?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

Since its establishment in April 2009, the Harbour Unit of the Planning and Lands Branch of the Development Bureau has been coordinating the inter-departmental efforts in harbourfront planning and implementing short, medium and long-term enhancement projects with the objective of creating a vibrant, green, accessible and sustainable waterfront for public enjoyment. A list of short, medium and long-term harbourfront enhancement initiatives along harbourfront areas is set out at **Annex**.

It is the Government's long-term goal to provide as far as possible continuous waterfront promenade at both sides of Victoria Harbour. However, a number of harbourfront areas are –

- (a) under the control of or designated for development by public or private project proponents;
- (b) vested in/granted to and fall under the individual control of various utilities bodies and government departments; or
- (c) used as temporary works areas for infrastructural projects.

These problems are common to all districts with harbourfront access and are obstacles to the development of a continuous waterfront promenade.

To overcome these obstacles, we will continue to explore with owner bureaux/departments the followings –

- (a) the possibility of relocating their facilities away from the harbourfront, taking into account land use, cost and other relevant factors (e.g. proposed relocation of the To Kwa Wan Vehicle Examination Centre operated by the Transport Department);
- (b) where relocation is not possible or where a harbourfront location is required for operational reasons, the possibility of setting back the facility to provide a harbourfront passageway for public use and keeping the footprint and duration required of the site to the absolute minimum (e.g. Marine Department has agreed to set back its new two-storey building for Harbour Patrol Section at Tai Kok Tsui to allow pedestrian access to the waterfront); and
- (c) introducing a facade or landscape treatment to mitigate its environmental impact on the harbourfront as far as possible (e.g. proposed beautification works in the vicinity of the Marine Police Regional Headquarters and Marine Police Harbour Division Base at Sai Wan Ho waterfront).

Likewise, we will also continue to explore the same with private harbourfront landowners/private project proponents/public utility companies as harbourfront enhancement opportunity arises. For instance, in pursuing the development of a temporary waterfront promenade at Hoi Yu Street, Quarry Bay, we have proposed and the New Hong Kong Tunnel Company Limited has agreed to release a strip of waterfront land for the said development. We will continue to engage various stakeholders in planning, developing and managing projects located at the harbourfront.



Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 18 March 2011 \_\_\_\_\_

**Summary of Short, Medium and Long-term  
Harbourfront Enhancement Initiatives**

Area	Short-term Projects	Medium to Longer-term Improvements
Hong Kong Island North	<ul style="list-style-type: none"> <li>• <b>Reprovisioning of Kennedy Town Swimming Pool</b> at Shing Sai Road (<i>Estimated completion date: Phase I : 2011; Phase II : 2015</i>)</li> <li>• <b>Sun Yat Sen Memorial Park (SYSMP)</b> (<i>Park area opened to the public in June 2010; the works of swimming pool complex is estimated to be completed in 2011</i>)</li> <li>• <b>Waterfront Park at former Sheung Wan Gala Point</b> (<i>Opened to the public in November 2009</i>)</li> <li>• <b>Pedestrian Link between the Waterfront Park at former Sheung Wan Gala Point and SYSMP</b> (<i>Opened to the public in June 2010</i>)</li> <li>• <b>Advance Promenade at New Central Harbourfront linking Central Pier No. 10 to North of Tamar</b> (<i>Estimated completion date: early 2012</i>)</li> <li>• <b>Open Space fronting Central Piers No. 9 and 10</b> (<i>Opened to the public in July 2010</i>)</li> </ul>	<ul style="list-style-type: none"> <li>• Implementation of the development of the eight key sites in the new Central harbourfront</li> <li>• Revitalisation of vacant piers and the waterfront area fronting the Western Wholesale Food Market</li> <li>• Development of Wan Chai waterfront upon completion of Wanchai Development Phase II (WDII) and Central-Wan Chai Bypass (CWB)</li> <li>• Long-term development of waterfront at Hoi Yu Street together with the Eastern Harbour Crossing Tunnel Portal</li> </ul>

Area	Short-term Projects	Medium to Longer-term Improvements
	<ul style="list-style-type: none"> <li>• <b>Temporary waterfront promenade along the eastern part of the ex-North Point Estate site</b> (<i>Opened to the public in June 2010</i>)</li> <li>• <b>Temporary Waterfront Promenade at Hoi Yu Street, Quarry Bay</b> (<i>Estimated completion date: end 2012</i>)</li> <li>• <b>Aldrich Bay Park</b> (<i>Estimated completion date: 2<sup>nd</sup> quarter of 2011</i>)</li> </ul>	
Kowloon East	<ul style="list-style-type: none"> <li>• <b>Lei Yue Mun Waterfront Enhancement Project</b> (<i>Estimated completion date: under review by Tourism Commission</i>)</li> <li>• <b>Kwun Tong Promenade Stage 1</b> (<i>Opened to the public in January 2010</i>)</li> <li>• <b>Kai Tak Runway Park Phase 1</b> (<i>Estimated completion date: 2013</i>)</li> </ul>	<ul style="list-style-type: none"> <li>• A waterfront promenade with a minimum width of 15 metre (m) and a total area of 24 700m<sup>2</sup> to be provided within the “Comprehensive Development Area” site at Yau Tong Bay (private development)</li> <li>• Development of Kwun Tong Promenade Stage 2 upon closure of the Kwun Tong Public Cargo Working Area (PCWA)</li> <li>• Development of waterfront promenades totalling 10 kilometre (km) in length at Kai Tak</li> </ul>

Area	Short-term Projects	Medium to Longer-term Improvements
	<ul style="list-style-type: none"> <li>• <b>Hoi Sham Park Extension cum Open Space Development at Chi Kiang Street</b> (<i>Estimated completion date: under review by Leisure and Cultural Services Department</i>)</li> </ul>	
Kowloon West	<ul style="list-style-type: none"> <li>• <b>Beautification Works of the Tai Wan Shan Park (Promenade)</b> (<i>completed in April 2009</i>)</li> <li>• <b>Initial development of Hung Hom Waterfront Promenade</b> (<i>Estimated completion date: 3<sup>rd</sup> quarter of 2011</i>)</li> <li>• <b>Open space at ex-Tai Kok Tsui Bus Terminus</b> (<i>Estimated completion date: 2013</i>)</li> </ul>	<ul style="list-style-type: none"> <li>• Development of the West Kowloon Cultural District (WKCD) which will include a waterfront promenade of about 2km in length and a minimum width of 20m for public enjoyment</li> <li>• Enhancement of pedestrian connectivity along Yau Ma Tei PCWA and typhoon shelter linking Tai Kok Tsui in the north and WKCD in the south</li> <li>• Development of an open space at a waterfront site at Hoi Fai Road, Tai Kok Tsui</li> </ul>

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)032**

Question Serial No.

2404

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is mentioned under the Brief Description that the Branch “oversaw the Hong Kong Housing Society’s implementation of the Building Maintenance Grant Scheme for Elderly Owners to provide financial assistance to elderly owner-occupiers for maintenance of their properties.” Will the Administration inform this Committee of the number of applications received by the Hong Kong Housing Society, the number of applications approved, the total amount of grants involved and the number of job opportunities created since the introduction of the scheme in mid-2008.

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

From the launch of the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) in May 2008 to 28 February 2011, the Hong Kong Housing Society (HKHS) has received a total of 9 950 applications. The number of applications approved is 5 008, involving a total amount of grant of about \$130 million. Regarding the remaining applications, some 2 600 applications are under processing and about 2 300 applications have been withdrawn by the applicants or disqualified as the eligibility criteria could not be met. The main purpose of the BMGSEO is to provide financial assistance to elderly owner-occupiers to repair and maintain their self-occupied buildings and to upkeep building safety. The HKHS does not have statistics on the number of job opportunities created by the BMGSEO. It has to be noted that much of the eligible elderly owners’ requirement for financial assistance for building maintenance has been met from the Operation Building Bright, a programme introduced in early 2009 with a total commitment of \$2.5 billion and an additional injection of another \$1 billion as announced by the Financial Secretary in the 2011-12 Budget Speech.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 18 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)033**

Question Serial No.

2405

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is stated under the Brief Description that the Branch "continued the review on the New Territories Small House Policy". Will the Administration update this Committee on the progress of the review which has been going on for years, the total amount of resources and manpower involved in the review over the years, the preliminary policy direction, and the expected completion date of the review as well as the date of announcing the result?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The existing Small House Policy has been in operation for a long period of time. Any major change would entail complex legal, land use and planning issues which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite completion date for the review. The review is being conducted using existing resources.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)034**

Question Serial No.

2406

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

Subhead (No. & title) :  
000 Operational expenses  
700 General non-recurrent

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Will the Administration advise this Committee the reasons why the revised expenditure of the financial provision for 2010-11 under this programme is 18.1% or \$210 million lower than the original estimate, and whether there is any reduction of manpower or work involved? If yes, in which area did such a reduction take place?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The difference is mainly due to the reduction in cash flow requirement of \$200 million for the Building Maintenance Grant Scheme for Elderly Owners. The reduced provision in the 2010-11 revised estimate does not involve any reduction of manpower or work. It has to be noted that much of the eligible elderly owners' requirement for financial assistance for building maintenance has been met from the Operation Building Bright, a programme introduced in early 2009 with a total commitment of \$2.5 billion and an additional injection of another \$1 billion as announced by the FS in the 2011-12 Budget Speech.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

18 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)035**

Question Serial No.

0438

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

The Development Bureau is responsible for overseeing the implementation of the \$2.5 billion Operation Building Bright (the Operation). Please provide information on the buildings subsidised under the Operation in 2009-10 and 2010-11 respectively according to the table below -

Age of buildings (as at February 2011)	Number of buildings subsidised	Total expenditure (\$)
30-39 years		
40-49 years		
50 years or above		
Total		

Asked by : Hon. HO Sau-lan, Cyd

Reply :

The required information is as follows:

From 7 May 2009 (the launch date) to 31 March 2010:

Age of buildings (as at February 2011)	Number of buildings subsidised (See Note 1 below)	Total expenditure (\$) (See Note 2 below)
30-39 years	435	745,969,900
40-49 years	664	781,680,650
50 years or above	462	205,727,889
Total	1 561	1,733,378,439

From 1 April 2010 to 4 March 2011:

Age of buildings (as at February 2011)	Number of buildings subsidised (See Note 1 below)	Total expenditure (\$) (See Note 2 below)
30-39 years	25	15,526,200
40-49 years	84	46,534,900
50 years or above	350	89,444,900
Total	459	151,506,000

Note 1 : The figures denote the number of Category 1 applications from owners corporations (OCs) granted with approvals-in-principle for receiving grants to carry out repair works voluntarily and the number of buildings selected by the Steering Committee of the Operation Building Bright as Category 2 target buildings for which repair works may be carried out by the OCs/owners voluntarily or by the Buildings Department.

Note 2 : The figures denote the estimated amount of grants earmarked for the OCs/owners of Category 1 and Category 2 target buildings under the Operation.

Signature \_\_\_\_\_

Name in block letters Thomas Chow

Post Title Permanent Secretary for Development  
(Planning and Lands)

Date 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)036**

Question Serial No.

0439

Head : 138 Government Secretariat:

Development Bureau (Planning and  
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent  
(Item 865 Operation Building  
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Of the buildings subsidised under the Operation Building Bright, how many of them have been or will be demolished for redevelopment under the Land (Compulsory Sale for Redevelopment) Ordinance?

Asked by : Hon. HO Sau-lan, Cyd

Reply :

As at 5 March 2011, none of the target buildings subsidised under the Operation Building Bright had been granted with compulsory sale orders under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545).

Signature

Name in block letters

Post Title

Date

\_\_\_\_\_

Thomas Chow

Permanent Secretary for Development  
(Planning and Lands)

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)037**

Question Serial No.

0444

Head : 138 Government Secretariat: Subhead (No. & title) :  
 Development Bureau (Planning and Lands Branch) 000 Operational expenses

Programme:

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

Director of Bureau: Secretary for Development

Question:

Regarding the consultancy studies (if any) commissioned by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies, please provide related information in the following format -

- (a) Using the table below, please provide information on studies on public policy and strategic public policy for which funds had been allocated between 2008-09 and 2010-11:

Name of consultants	Mode of award [open auction/tender/others (please specify)]	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of studies (under planning/in progress/completed)	Follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been made public? If yes, through what channels? If no, why?
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- (b) Are there any projects for which funds have been reserved for conducting consultancy studies in 2011-12? If yes, please provide the following information –

Name of consultants	Mode of award (open auction/tender/others (please specify))	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/ in progress/ completed)	For the projects that are expected to be completed in 2011-12, is there any plan to make them public? If yes, through what channels? If no, why?
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(c) What are the criteria for considering the award of consultancy projects to the research institutions concerned?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

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

Information on studies on public policy and strategic public policy for which funds had been allocated between 2008-09 and 2010-11 is given in the table below -

Name of consultants	Mode of award [open auction/tender/others (please specify)]	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of studies (under planning/in progress/completed)	Follow-ups taken by the Administration on the study reports and their progress (if any)	If completed, have they been made public? If yes, through what channels? If no, why?
Rocco Design Architects Ltd.	Invitation of quotation	Consultancy Study on Public Open Space in Private Developments  The study is for drawing up a set of design and management guidelines on public open space in private developments.	778,000	February 2009	Completed	The design and management guidelines were promulgated in January 2011 and came into effect in February 2011.	The study report was released to the public through various channels, including the website of the Development Bureau (DEVB).
GHK (Hong Kong) Ltd.	Invitation of quotation	Business Viability Study for Development of Site 4 and Possibly Site 7 in the New Central Harbourfront.  The study is for determining the business viability and recommend a public-private collaboration model for	1,424,170	January 2011	In progress	Not applicable	Not applicable

		development of Site 4 and possibly Site 7 in the New Central Harbourfront.					
Ove Arup & Partners HK Ltd.	Tender	<p>Consultancy Study on Fire Engineering Approach and Fire Safety in Buildings.</p> <p>The study is for reviewing the code of practice for fire safety in buildings and renovation works.</p>	<p><u>2008-09</u> 380,000</p> <p><u>2009-10</u> 285,000</p> <p><u>2010-11</u> 143,000</p>	February 2002	In progress	The Buildings Department (BD) will continue to supervise the review	Not applicable
Ronald Lu & Partners (Hong Kong) Ltd.	Tender	<p>Consultancy Study on Building Design that Supports Sustainable Urban Living Space in Hong Kong.</p> <p>The study is for recommending design guidelines for new buildings that will enhance the environmental sustainability of urban living space.</p>	<u>2008-09</u> 195,000	April 2006	Completed	Public views on the key recommendations of the consultancy report were sought through a public engagement process conducted by the Council for Sustainable Development from June to October 2009. In January 2011, BD promulgated sustainable building design guidelines and the imposition of compliance with the guidelines as a pre-requisite for obtaining gross floor area concessions for certain types of green and amenity features, through practice notes to building professionals.	An executive summary of the final report has been uploaded onto BD's web site
Ronald Lu and Partners (Hong Kong) Ltd.	Tender	Consultancy Study on Design and Construction Requirements for Residential Buildings for Energy Efficiency.	544,000	August 2010	In progress	BD will continue to supervise the study	Not applicable

		The study is for developing a set of design and construction guidelines for improving energy efficiency in residential buildings.					
Ove Arup & Partners Hong Kong Ltd.	Tender	Land Use Planning for the Closed Area – Feasibility Study.  The study is for formulating a planning framework to guide the development and conservation of the study area based on the principle of sustainable development, and providing a basis for preparing statutory plans prior to coming into effect of the new Closed Area boundary.	<u>2008-09</u> 2,170,000  <u>2009-10</u> 5,040,000  <u>2010-11</u> 450,000	September 2007	Completed	Based on the Recommended Development Plan prepared under the study, statutory town plans were prepared and gazetted in July 2010 to bring the land to be released from the Frontier Closed Area under statutory planning control.	The final report and its executive summary have been uploaded onto the website of the Planning Department (PlanD) for public access.
Guangdong (GD) Urban & Rural Planning and Design Institute and the Peking University	Appointed by GD planning authority under entrustment agreement among HK, GD and Macao	Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships.  The study is for formulating a regional development strategy by taking a forward-looking perspective to consider opportunities	<u>2008-09</u> 2,300,000  <u>2009-10</u> 120,000	March 2006	Completed	To continue co-ordination with GD and Macao on regional issues	The final report and its executive summary have been uploaded onto the website of PlanD for public access.

		and constraints of the Greater PRD region under the "One Country, Two Systems" framework.					
Chinese University of Hong Kong	Tender	Urban Climatic Map and Standards for Wind Environment – Feasibility Study.  The study is for formulating urban climatic map and refining the Air Ventilation Assessment (AVA) System for Hong Kong, with the aims to provide a more scientific and objective basis for identifying urban climatic issues to guide planning and design and to assess the impacts of major development proposals on the local wind environment.	<u>2008-09</u> 2,252,580  <u>2009-10</u> 1,016,760  <u>2010-11</u> 1,738,000	July 2006	In progress	Not applicable	Not applicable
Aedas Ltd.	Tender	The Central Reclamation Urban Design Study (also known as Urban Design Study for the New Central Harbourfront).  The study is for refining the existing urban design framework and preparing planning and design briefs for key sites in	<u>2008-09</u> 1,257,260  <u>2009-10</u> 1,352,660  <u>2010-11</u> 1,453,600	March 2007	To be completed by the end of March 2011	Implementation of the key sites is being examined.	The key findings and recommendations were presented to the Subcommittee on Harbourfront Planning of Legislative Council on 9 November 2009 and uploaded onto PlanD's website.



		the New Central Harbourfront.					
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(b) Funds have been included in the 2011-12 estimate for the following consultancy studies -

Name of consultants	Mode of award (open auction/ tender/ others (please specify))	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/ in progress/ completed)	For the projects that are expected to be completed in 2011-12, is there any plan to make them public? If yes, through what channels? If no, why?
GHK (Hong Kong) Ltd.	Invitation of quotation	Business Viability Study for Development of Site 4 and Possibly Site 7 in the New Central Harbourfront.  The study is for determining the business viability and recommending a public-private collaboration model for development of Site 4 and possibly Site 7 in the New Central Harbourfront.	1,424,170	January 2011	In progress	Upon its completion, the findings will be publicised in suitable form through various channels such as the website of DEVB and Harbourfront Commission.
Ove Arup & Partners HK Ltd	Tender	Consultancy Study on Fire Engineering Approach and Fire Safety in Buildings.  The study is for reviewing the code of practice for fire safety in buildings and renovation works.	1,568,000	February 2002	In progress	New code of practice produced from the consultancy study will be published and uploaded onto BD's website.
Ronald Lu and Partners (Hong Kong) Ltd.	Tender	Consultancy Study on Design and Construction Requirements for Residential Buildings for Energy Efficiency.  The study is for developing a set of design and	817,000	August 2010	In progress	As the consultant will conduct consultations with stakeholders before and after the formulation of the recommendations for this study, the need for publicizing the findings of the study will be considered then.

		construction guidelines for improving energy efficiency in residential buildings.				
Chinese University of Hong Kong	Tender	Urban Climatic Map and Standards for Wind Environment – Feasibility Study.  The study is for formulating urban climatic map and refining the AVA System for Hong Kong, with the aims to provide a more scientific and objective basis for identifying urban climatic issues to guide planning and design and to assess the impacts of major development proposals on the local wind environment.	2,625,000	July 2006	In progress	Public engagement would be undertaken during the study process. Public engagement report and the final report of the study will be available on PlanD's website upon finalization.

- (c) The criteria for considering the award of consultancy studies mainly include: (i) background and experience of the consultant; (ii) methodology and work programme; (iii) composition and staffing of the consulting team; and (iv) past performance and fee.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)038**

Question Serial No.

2760

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

Subhead (No. & title) :

Programme:

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

Director of Bureau: Secretary for Development

Question:

In regard to the implementation of the Framework Agreement on Hong Kong/Guangdong Co-operation (the Framework Agreement) and growing co-operation between Hong Kong and the Mainland in recent years, please provide relevant information on Hong Kong/Mainland cross-boundary projects or programmes in which the Development Bureau (Planning and Lands Branch) and departments under its purview are or have been involved.

- a) For Hong Kong/Mainland cross-boundary projects or programmes from 2008-09 to 2010-11, please provide information in the following format:

Project/ programme title	Details, objective and whether it is related to the Framework Agreement	Expenditure involved	Name of Mainland department/ organisation involved	Progress (% completed, start date, anticipated completion date)	Have the details, objective, amount involved or impact on the public, society, culture and ecology been released to the public? If yes, through which channels and what were the manpower and expenditure involved? If no, what are the reasons?
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- b) For Hong Kong/Mainland cross-boundary projects or programmes in 2011-12, please provide information in the following format:

Project/ programme title	Details, objective and whether it is related to the Framework Agreement	Expenditure involved	Name of Mainland department/ organisation involved	Progress (% completed, start date, anticipated completion date)	Will the details, objective, amount involved or impact on the public, society, culture and ecology be released to the public? If yes, through which channels and what will be the manpower and expenditure involved? If no, what are the reasons?
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- c) Apart from the projects or programmes listed above, are there any other modes of cross-boundary co-operation? If yes, what are they? What were the manpower and expenditure involved in the past three years, and how many financial and manpower resources are earmarked in the 2011-12 Estimates?

Asked by : Hon. HO Sau-lan, Cyd

Reply :

- (a) For Hong Kong/Mainland cross-boundary projects or programmes from 2008-09 to 2010-11:

Project/ programme title	Details, objective and whether it is related to the Framework Agreement	Expenditure involved	Name of Mainland department/ organisation involved	Progress (% completed, start date, anticipated completion date)	Have the details, objective, amount involved or impact on the public, society, culture and ecology been released to the public? If yes, through which channels and what were the manpower and expenditure involved? If no, what are the reasons?
Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships	It is a strategic planning study commissioned jointly by HK, Guangdong (GD) and Macao to formulate a regional development strategy to enhance the Greater Pearl River Delta Region into a co-ordinated and sustainable world-class city-region, which is vibrant,	<u>2008-09</u> \$2.30 M  <u>2009-10</u> \$0.12 M  <u>2010-11</u> Nil	GD Province Housing and Urban-Rural Construction Department	The Study was completed in 2009.	Public Forums on the interim findings and recommendations of the Study were held on 13 October 2007 and 6 December 2008 respectively.  The Final Report and its Executive Summary have been uploaded onto the website of the Planning Department (PlanD) in October 2009.  The expenses and manpower for disseminating the information of the Study was absorbed in the study fee and by existing staff.

	<p>energetic and globally competitive.</p> <p>The Study is not included in the “Framework Agreement”.</p>				
<p>Study on the Action Plan for the Bay Area of the Pearl River Estuary</p>	<p>It is a regional planning study which provides a common platform for HK, GD and Macao to discuss and share experiences on planning projects. It focuses on planning concept with a view to enhancing the livability of the Bay Area.</p> <p>It is one of the regional cooperation projects in the “Framework Agreement”.</p>	<p><u>2010-11</u> \$4.2 M</p>	<p>GD Province Housing and Urban-Rural Construction Department</p>	<p>The Study commenced in April 2010 and is expected to be completed in 2011.</p>	<p>Public consultation on the preliminary findings of the Study commenced on 14 January 2011. A press release was issued on the same day to disseminate relevant information. A dedicated Study website has been launched, including information like a Public Consultation Digest, to facilitate better understanding by the public of the preliminary findings of the Study and collection of public views. So far, two public forums were held on 29 January and 3 March 2011 to collect public views. Another public forum is scheduled for 9 April 2011. The Legislative Council Panel on Development was briefed on 22 February 2011. Briefings for professional institutes and individual organisations have also been held.</p> <p>The expenses and manpower for disseminating the information of the Study was absorbed in the study fee and by existing staff.</p>
<p>Planning and Engineering Study on Development of Lok Ma Chau Loop</p>	<p>It is a joint planning and engineering study between HK and Shenzhen (SZ) governments. The objective is to formulate a comprehensive plan for the development of Lok Ma Chau</p>	<p><u>2009-10</u> \$7.413 M</p> <p><u>2010-11</u> \$5.6 M</p>	<p>Urban Planning, Land and Resources Commission of Shenzhen Municipality</p>	<p>The Study commenced in June 2009 and is expected to be completed in 2012.</p>	<p>The Stage 1 public engagement (PE) of the Study was conducted concurrently in HK and SZ from November 2010 to January 2011 to collect public views on the Preliminary Outline Development Plan (ODP) and the development proposals in the adjacent areas of the Loop. A series of PE activities</p>

	<p>Loop with a view to developing it as a sustainable knowledge and technology exchange zone for cross-boundary human resources development on the basis of mutual benefit to both HK and SZ.</p> <p>It is one of the major cooperation areas in the “Framework Agreement”.</p>				<p>including public forum, roving exhibitions, consultation with relevant stakeholders such as the locals, concerned District Councils and Rural Committees, Legislative Council Panel on Development, Town Planning Board, tertiary education institutions and green groups were held.</p> <p>All basic information including public engagement digest and findings of completed technical reports have been uploaded onto the study website.</p> <p>The expenses and manpower for disseminating the information of the Study was absorbed in the study fee and by existing staff.</p>
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(b) For Hong Kong/Mainland cross-boundary projects or programmes in 2011-12:

Project/ programme title	Details, objective and whether it is related to the Framework Agreement	Expenditure involved	Name of Mainland department/ organisation involved	Progress (% completed, start date, anticipated completion date)	Will the details, objective, amount involved or impact on the public, society, culture and ecology be released to the public? If yes, through which channels and what will be the manpower and expenditure involved? If no, what are the reasons?
Planning and Engineering Study on Development of Lok Ma Chau Loop	Same as the above	<u>2011-12</u> \$9.73 M	Same as the above	Same as the above	<p>All basic information including public engagement digest and findings of completed technical reports have been/will be uploaded onto the study website.</p> <p>The expenses and manpower for disseminating the information of the Study will be absorbed in the study fee and by existing staff.</p>

- (c) Apart from the projects or programmes listed above, there are no other modes of cross-boundary co-operation handled by the Planning and Lands Branch.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)039**

Question Serial No.

0045

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

What is the effectiveness of the pilot scheme for “hotel only” sites which will be extended for another year?

Asked by : Hon. IP LAU Suk-ye, Regina

Reply :

Since its launch in 2008-09, the “hotel only” pilot scheme has benefited two cases of lease modification. Moreover, another four lease modification applications for hotel development are being processed by the Lands Department. With a view to facilitating hotel development in Hong Kong, Government has decided to turn the pilot scheme into a permanent arrangement.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

17 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)040**

Question Serial No.

1270

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

There will be an increase of nine posts under this programme in 2011-12. Are these nine posts civil service posts or non-civil service contract posts? What are the ranks of these posts and the expenditure involved?

Asked by : Hon. IP LAU Suk-ye, Regina

Reply :

We will create the following nine civil service posts in 2011-12 -

<u>Rank</u>	<u>No. of Post</u>	<u>Estimate of Expenditure (\$ M)</u>
Executive Officer I	1	0.533
Analyst/Programmer II	1	0.353
Assistant Clerical Officer	4	0.762
Clerical Assistant	3	0.446
<b>Total :</b>	<b>9</b>	<b>2.094</b>

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)041**

Question Serial No.

3549

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

In 2010, the Planning and Lands Branch extended the pilot scheme for “hotel only” sites for another year to encourage the development of hotels. What is the effectiveness of the pilot scheme and the expenditure involved? Will the Administration turn the pilot scheme into a regular one?

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

Since the launch of the pilot scheme in 2008-09, the pilot scheme has benefited two cases of lease modification for hotel development. Moreover, four lease modification applications are being processed by the Lands Department. With a view to facilitating hotel development in Hong Kong, the Government has decided to turn the pilot scheme into a permanent arrangement. The measure is being implemented using the existing resources.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)042**

Question Serial No.

3550

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

In 2010, the Planning and Lands Branch continued to coordinate harbourfront-related planning and land issues. In this connection, please provide information on the progress and details of inter-departmental efforts in the planning and implementation of harbourfront enhancement projects, and the resources involved.

Asked by : Hon. LAU Kin-ye, Miriam

Reply :

A list of the major harbourfront enhancement works projects and related schemes/studies planned and implemented by the Administration in 2010 is at Annex. Projects which are funded under various expenditure heads are also set out therein.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

**Major harbourfront enhancement works projects  
and related schemes/studies**

Projects	Details	Project Cost
<b>I. Works Projects</b>		
<i>Hong Kong Island</i>		
Sun Yat Sen Memorial Park (SYSMP)	Park area of SYSMP was opened to the public in June 2010. Works of the swimming pool complex are underway and are estimated to be completed within 2011.	\$574.7M
Advance Promenade at New Central Harbourfront	Construction works of the Advance Promenade linking Central Pier No. 10 to the north of Tamar have commenced and are expected to be completed in early 2012.	\$17M
Open Space fronting Central Piers Numbers 9 and 10	The open space was opened to the public in July 2010.	\$10.1M
Temporary Waterfront Promenade at Hoi Yu Street	Detailed design of a temporary waterfront promenade at Hoi Yu Street harbourfront is underway. Construction will commence in end 2011 and is targeted for completion by end 2012.	\$19.5M
Temporary Waterfront Promenade along the Eastern Part of the ex-North Point Estate site	The promenade was opened to the public in June 2010.	\$4M
Aldrich Bay Park	Works are estimated to be completed in the 2 <sup>nd</sup> quarter of 2011.	\$135M
<i>Kowloon</i>		
Lei Yue Mun Waterfront Enhancement Project	Detailed design of the Project is underway.	An estimated cost of \$208.5M

Projects	Details	Project Cost
Kwun Tong Promenade	Stage 1 of the promenade was opened to the public in January 2010.	\$19.6M
Kai Tak Runway Park Phase 1	Sketch design is underway. Works are expected to be completed in 2013.	Under review
Open space at Ex-Tai Kok Tsui Bus Terminus Site	Detailed design of an open space at the ex-Tai Kok Tsui Bus Terminus is underway. The open space is expected to be completed in 2013.	Under review
Hung Hom Waterfront Promenade (Initial Development)	A 20 metre (m) wide and 500m long promenade is being constructed along the waterfront in Hung Hom. It is expected to be completed by the 3 <sup>rd</sup> quarter of 2011.	\$20.4M
<b>II. Related Schemes/Studies</b>		
Harbourfront Signage Scheme (HSS)	A directional signage system pointing to the harbourfront at five pilot harbourfront districts is being planned. Detailed routings and positions of HSS signages are being formulated. A design competition on an icon for Victoria Harbour is being conducted, of which the winning entry will be adopted for signplates of HSS signages. Subject to the availability of funding resources, the scheme will be implemented in late 2011 and be completed in end 2012.	Consultancy fee: \$6.5M  Signage construction works: an estimated cost of \$20M
Development of Site 4 in the New Central Harbourfront	A consultancy study to explore the business viability of developing Site 4 and potentially Site 7 via a “public-private collaboration” approach is underway and is expected to be completed in the 3 <sup>rd</sup> quarter of 2011.	\$1.4M

<b>Projects</b>	<b>Details</b>	<b>Project Cost</b>
Hong Kong Island East Harbour-front Study	A consultancy study to formulate a comprehensive plan for enhancement of the Hong Kong Island East harbourfront areas focusing on connectivity and pedestrian accessibility to the harbourfront is underway and is expected to be completed in mid 2011.	\$5.8M

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)043**

Question Serial No.

1074

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

Subhead (No. & title) :  
000 Operational expenses  
700 General non-recurrent

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

While there will be an increase in the work initiatives under the programme "Buildings, Lands and Planning" of the Development Bureau for 2011-12, the estimated provision for 2011-12 is \$137.3 million (14.4%) lower than the revised estimate for 2010-11. Will the Administration explain the main reasons for the net decrease in cash flow requirement of non-recurrent items? Given the large cut in expenditure, how will the Administration ensure that there will still be sufficient manpower to meet the daily operational needs without compromising the quality of services and efficiency, especially when it has to undertake various important initiatives which have profound impact on urban development including increasing land supply for private housing, following up on the revised scheme of the railway property development projects, supporting the Urban Renewal Authority in its new roles under the new Urban Renewal Strategy, revitalising old districts, enhancing the harbourfront planning, exploring boundary planning and overseeing the planning of new development areas?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The decrease of \$137.3 million (14.4%) in the 2011-12 estimate against the revised estimate for 2010-11 is mainly due to the net decrease of \$155 million in the cash flow requirement for two non-recurrent items, namely Operation Building Bright and Building Maintenance Grant Scheme for Elderly Owners, which is partly offset by an increase of \$17.7 million in recurrent expenses. Changes in the estimates of these two non-recurrent items will not affect the Bureau's manpower position or the services that it provides. Indeed, the increase of \$17.7 million in recurrent expenses in 2011-12 is to meet the demands arising from ongoing and new initiatives, including the creation of nine posts.



Signature

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Name in block letters

Thomas Chow

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Post Title

Permanent Secretary for Development  
(Planning and Lands)

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Date

17 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)044**

Question Serial No.

1096

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is stated in paragraphs 31 and 32 of the Budget Speech on the Appropriation Bill that land supply should be to stabilise the property market. However, since land supply through open auction or tender is still market driven and the going up of land prices is likely to be led by property market sentiment, the objective of stabilising the property market may not be achieved. Will the Administration consider the introduction of “fixed-price land” to provide “housing land with specified conditions” for non-profit making organisations, and select better building design through open design competition, so as to control the property prices by means of land price and construction cost and provide housing at reasonable prices for people in need?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

In paragraphs 31 and 32 of his 2011-12 Budget Speech, the Financial Secretary outlined our plan to explore new ways to increase the supply of land for housing, including reclamation on an appropriate scale outside Victoria Harbour and rock cavern development. In paragraph 23, he said that “In the medium to long term, the most effective solution to the problems of the property market lies in the fundamental issue of ensuring steady and adequate land supply”. This echoes the Chief Executive’s 2010-11 Policy Address in which he said that we should address the fundamentals of the problems by increasing land supply in response to market demand and that, to ensure a healthy and stable property market, in the next ten years, on average land needs to be made available annually for some 20 000 private residential flats. This is not a fixed target for residential flat production. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable supply for the residential property market. This is the policy objective that the Development Bureau aims at accomplishing.

In the 2011-12 Land Sale Programme, we have included a total of 52 residential sites which will altogether provide 16 000 flats. This is an increase of over 70 per cent over the 9 000 or so flats provided in 2010-11. Along with the property development projects along the West Rail, the property development projects of the MTR Corporation Limited, the redevelopment projects of the Urban Renewal Authority (URA), and the annual average supply from lease modifications and private redevelopment projects for which lease modification is not required, we estimate that housing land available in the coming year will provide a total of 35 400 flats, far exceeding the working target of 20 000 mentioned by the Chief Executive.

Moreover, we have designated nine residential sites in the 2011-12 Land Sale Programme for government-initiated sale. Out of them, five will be tendered by Government for construction of small and medium-sized flats to better meet the demand for these flats from the community as for the tender for the former Yuen Long Estate site. Tenders for two of these sites will be invited next month, and conditions will be imposed on the tender specifying the sizes of the flats to be provided and their minimum number.

On another front, the property development projects along the West Rail owned by Government through the West Rail Property Development Limited will be designed to provide more small and medium-sized flats, and the URA has responded positively to our appeal to provide more such flats in their future projects.

We will continue to speed up our work to make housing and other land available to the market, but have no plan to impose pricing restrictions on the government sites to be sold under the Land Sale Programme.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 17 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)045**

Question Serial No.

2839

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Please give an account of the estimated expenditure, details and progress under “monitoring and reviewing the implementation of the pilot mediation scheme for compulsory sale for redevelopment and the pilot out-reach service scheme to help elderly owners of old buildings who may be involved in compulsory sale for redevelopment”.

Asked by : Hon LAU Wai-hing, Emily

Reply :

When the Land (Compulsory Sale for Redevelopment)(Specification of Lower Percentage) Notice was discussed in the Legislative Council (LegCo) in early 2010, the Development Bureau undertook in response to LegCo Members' requests to introduce mediation for cases of compulsory sale for redevelopment (compulsory sale cases), to enhance public education on the mechanism involved and provide further support to the minority owners of these cases.

The pilot mediation scheme administered by the Joint Mediation Helpline Office Limited, which is formed by the eight institutes (namely, the Hong Kong Bar Association, Law Society of Hong Kong, Hong Kong Mediation Council, Chartered Institute of Arbitrators (East Asia Branch), Hong Kong Institute of Arbitrators, Hong Kong Institute of Architects, Hong Kong Institute of Surveyors and Hong Kong Mediation Centre) the members of which are the major mediation service providers in Hong Kong, has been launched since 27 January 2011. We have budgeted \$2.84 million for this scheme. The set-up cost of \$1.24 million had been paid in 2010-11. For 2011-12, the estimated expenditure is \$1.6 million to cover the operating cost of the scheme, and we have also earmarked \$0.5 million for assisting

eligible elderly minority owners involved in compulsory sale cases to pay for the mediator fees. To support the implementation of this scheme, in response to the Secretary for Development's request, the Executive Committee of the Real Estate Developers Association of Hong Kong has recently confirmed that it is agreeable to paying for the minority owners' share of the mediator fees for cases where these minority owners are not eligible for the Government's financial assistance.

The President of the Lands Tribunal has promulgated a practice direction pursuant to the Lands Tribunal Ordinance to direct that, with effect from 15 February 2011, the Lands Tribunal will take into account whether the parties in compulsory sale cases have engaged in mediation when hearing the applications and in exercising its discretion on costs under the Land (Compulsory Sale for Redevelopment) Ordinance. We expect that the pilot mediation scheme will receive its first client soon.

The pilot scheme on outreach support service for elderly owners involved in compulsory sale cases has also been launched by the Senior Citizen Home Safety Association commissioned by the Development Bureau. Under it, social workers of the Association proactively approach the elderly minority owners and offer them with the assistance they require. The estimated expenditure for this scheme is \$1.43 million in 2011-12. Up to the end of February 2011, the Association had carried out 13 field visits to distribute publicity leaflets on this scheme to elderly owners of old buildings, paid two family visits to explain to the elderly owners and handled a number of telephone enquiries.

Signature	_____
Name in block letters	Thomas Chow _____
Post Title	Permanent Secretary for Development (Planning and Lands) _____
Date	18 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)046**

Question Serial No.

3356

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Please give an account of the estimated expenditure, details and progress of the "review on the New Territories Small House Policy".

Asked by : Hon. LAU Wai-hing, Emily

Reply :

The existing Small House Policy has been in operation for a long period of time. Any major change would entail complex legal, land use and planning issues which require careful examination. The review is being conducted using existing resources.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)047**

Question Serial No.

1189

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question :

Provision for 2011-12 is \$3 million (36.6%) higher than the revised estimate for 2010-11. Will the Government advise on the estimated provision required for filling the position of the Under Secretary and that for other related expenses for administrative support?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The salary provision earmarked for filling the position of the Under Secretary in the 2011-12 estimate is \$2.54 million. The \$3 million provision also includes provision for the filling of a Senior Personal Secretary post (\$0.4 million) and other administrative expenses.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)048**

Question Serial No.

1190

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Under Matters Requiring Special Attention in 2011-12, it is stated that the Administration will “aim to finalise the revised scheme of the property development project at Yuen Long Station along the West Rail”. Will the Government advise on the following:

- (a) the progress of the revised scheme at present; and
- (b) the expected timetable for implementation of the revised scheme.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The property development at the West Rail Yuen Long Station will follow the new quality and sustainable building design requirements due for implementation from 1 April 2011. The MTR Corporation Limited is working on its design in accordance with the requirements, in addition to lowering the project development intensity.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

17 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)049**

Question Serial No.

1191

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Will the Government advise how it will use the balance of \$600 million commitment for the “Building Maintenance Grant Scheme for Elderly Owners”?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

In May 2008, the Government launched the \$1 billion Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) to allow elderly owners in need to apply for subsidy to carry out maintenance or safety improvement works for their self-occupied properties. As of 28 February 2011, the amount of uncommitted funds remaining in the BMGSEO was around \$810 million. The remaining funds of the BMGSEO will continue to be used on applications from eligible elderly owner-occupiers to carry out building safety improvement works. It has to be noted that much of the eligible elderly owners' requirement for financial assistance for building maintenance has been met from the Operation Building Bright, a programme introduced in early 2009 with a total commitment of \$2.5 billion and an additional injection of another \$1 billion as announced by the Financial Secretary in the 2011-12 Budget Speech.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)050**

Question Serial No.

1040

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

According to the Brief Description under this programme, the Government will “continue to co-operate with Shenzhen authorities through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development in jointly exploring feasible options for the co-development of the Lok Ma Chau Loop and steering the ‘Planning and Engineering Study on Development of Lok Ma Chau Loop’ as well as the research and planning work on other cross-boundary development issues” in 2011. In this connection, will the Administration advise how to consult the public on the above work?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The Hong Kong-Shenzhen Joint Task Force on Boundary District Development (JTF) is tasked to co-ordinate, liaise on and steer the work on the studies related to the planning and development of land in the boundary district. The Planning and Engineering Study on Development of Lok Ma Chau Loop (the Loop Study) is one of the studies under its purview of work.

The Loop Study includes two stages of public engagement (PE). Upon agreement of the JTF at its fifth meeting on 22 November 2010, the Stage One PE of the Study commenced concurrently in Hong Kong and Shenzhen for a period of two months until January 2011 to collect public views on the Preliminary Outline Development Plan (ODP) and the development proposals in the adjacent areas of the Loop. A series of PE activities including public fora roving exhibitions and consultation with relevant stakeholders such as the local community, concerned District Councils and Rural Committees, Legislative Council Panel on Development, Town Planning

Board, tertiary education institutions and green groups were held. The views collected are being taken into account in formulating the Recommended ODP. We will continue to discuss with the Shenzhen authorities on the planning and development of the Loop and seek views from the JTF before consulting the public again on the Recommended ODP in the Stage Two PE.

Signature	_____
Name in block letters	Thomas Chow
Post Title	Permanent Secretary for Development (Planning and Lands)
Date	17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)051**

**Question Serial No.**

**1041**

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

According to the Brief Description under this programme, the Government “provided policy steer on the ‘North East New Territories New Development Areas Planning and Engineering Study’” in 2010, and such work will not be continued in 2011. In this connection, will the Government advise on the following:

What are the specific details of the above work and the expenditure involved?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned the North East New Territories New Development Areas (NENT NDAs) Planning and Engineering Study (the Study) in June 2008. The Study aims to formulate a land use framework and ascertain the feasibility of implementing the recommended proposals for the development of the NENT NDAs at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling. The Study is anticipated to be completed by the end of 2011. We will continue to provide policy steer to CEDD and PlanD in conducting the Study until its completion.

As part of the Study, a three-stage public engagement (PE) programme is being carried out to ensure timely consideration of public views on the planning and design of the NDAs. The Stage One and Stage Two PE were completed by end 2008 and early 2010 respectively. Taking into account the public comments received in the Stage Two PE and the findings of the on-going technical assessments, the study consultants are now formulating the Recommended Outline Development Plans (RODPs) for the NDAs. We will launch the Stage Three PE later this year to solicit

public views on the RODPs and will consult the Legislative Council, the relevant statutory and advisory bodies (including the Town Planning Board, North District Council and relevant rural committees), professional bodies and other interested groups.

The monitoring of the above work is carried out by the existing staff of the Planning and Lands Branch. No additional expenditure is involved.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 17 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)052**

Question Serial No.

1042

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

According to the Brief Description under this programme, the Government maintained close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong/Guangdong Co-operation Joint Conference in 2010, and such work will be continued in 2011. In this connection, will the Administration provide information for 2010:

Date of meeting	Items for discussion	Principal officials under the accountability system who attended the meeting

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The Hong Kong/Guangdong Co-operation Joint Conference (HKGDCJC), co-chaired by the Chief Executive of the Hong Kong SAR Government (HKSARG) and the Governor of Guangdong Province, is tasked to study and co-ordinate issues of mutual concern to both Hong Kong (HK) and Guangdong (GD), so as to enhance exchanges and communications between the two places. Working Meetings of HKGDCJC, co-chaired by the Chief Secretary for Administration of the HKSARG and the Vice-Governor of GD Province, are also held to steer and take forward the co-operation initiatives through the expert groups set up under the framework of HKGDCJC. The expert group on town planning and development is co-chaired by the Permanent Secretary for Development (Planning and Lands) of HKSARG and the Director of GD Province Housing and Urban-Rural Construction Department.

In 2010, HKGDCJC and the Expert Group of Hong Kong/Guangdong Town Planning and Development held the following meetings:

<b>Date of meeting</b>	<b>Items for discussion</b>	<b>Principal officials under the accountability system who attended the meeting</b>
5 February 2010 14 <sup>th</sup> Working Meeting of HKGDCJC	Progress on and work plans for major co-operation initiatives of HK and GD (including, amongst others, the Planning and Engineering Study on Development of Lok Ma Chau Loop (the Loop Study) and the Study on the Action Plan for the Bay Area of the Pearl River Estuary (the Bay Area Study) which are within the purview of Development Bureau (Planning and Lands Branch)(PLB)) .	Nil from Development Bureau (DEVB)
7 July 2010 6 <sup>th</sup> Meeting of Expert Group of Hong Kong/Guangdong Town Planning and Development	The preliminary proposals of the Bay Area Study and experience sharing on other planning projects of GD, HK and Macau.	Nil from DEVB
3 August 2010 15 <sup>th</sup> Working Meeting of HKGDCJC	Progress of Hong Kong/Guangdong co-operation, particularly the implementation of the Framework Agreement on HK/GD co-operation, major tasks for the next stage and initial arrangement for the 13 <sup>th</sup> Plenary of HKGDCJC.	Nil from DEVB
16 September 2010 13 <sup>th</sup> Plenary of HKGDCJC	Progress of major co-operation initiatives of HK and GD including, amongst others, the Loop Study and the Bay Area Study which are under PLB's purview.	Nil from DEVB



Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)053**

Question Serial No.

3044

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

According to the Brief Description under this programme, the Administration conducted a review on the New Territories Small House Policy in 2010, and such work will be continued in 2011. In this connection, will the Administration advise on the following:

- (a) the specific progress of the review;
- (b) the timetable for announcing the findings of the review; and
- (c) the expenditure involved in the review.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The existing Small House Policy has been in operation for a long period of time. Any major change would entail complex legal, land use and planning issues which require careful examination. Due to the complexity of the issues involved, we are unable to give a definite completion date for the review. The review is being conducted using existing resources.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)054**

Question Serial No.

3434

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

The Financial Secretary mentioned in paragraph 26 of the 2011-12 Budget Speech on the Appropriation Bill that the residential sites available for sale next year include 18 new sites and 34 unsold sites rolled over from last year's Application List, yielding a total of 52 residential sites which could provide about 16 000 residential flats. This represents an increase of more than 70 per cent over about 9 000 flats in 2010-11. How can the Administration ensure the completion date of the 16 000 flats? And how can it ensure that the total number of flats to be supplied in 2011-12 will be more than 70 per cent over the 9 000 flats in 2010-11?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The figure of 16 000 refers to the housing land in the 2011-12 Land Sale Programme that could be supplied to the market for private residential developments in the coming year. It is not a target of private residential flat production. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market.

To ensure a steady land supply for the residential property market to cater for the needs of housing and economic development, the Government will take a proactive and aggressive approach to sell land. This has been fully reflected in this year's Land Sale Programme. In this year's Land Sale Programme, we have designated up to 18 sites for government-initiated sale in the coming year, including nine residential sites. Depending on the market situation, we may consider designating more sites in the Application List (AL) for sale through government-initiated auction or tender.

The Government will continue to speed up the relevant preparatory work (e.g. rezoning, infrastructural works and drafting of land sale conditions, etc.) to ensure that the sites in the 2011-12 Land Sale Programmes could be rolled out to the market as early as possible.

For residential development projects, developers are required to complete the construction of the minimum gross floor area specified in the land grant documents or lease conditions and obtain an Occupation Permit from the Building Authority within the Building Covenant (BC) period imposed in the land grant documents or lease conditions. In general, the BC period for residential projects ranges from 48 months to 72 months, the exact length of which depends on the complexity of the development.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 18 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

<b>Reply Serial No.</b>
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<b>DEVB(PL)055</b>
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Question Serial No.
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3435
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Head : 138 Government Secretariat:  
Development Bureau (Planning and  
Lands Branch)

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

The Financial Secretary mentioned in paragraph 27 of the 2011-12 Budget Speech on the Appropriation Bill that it is estimated that private housing land supply in the coming year could provide 30 000 to 40 000 flats. What is the expected completion date of these 30 000 to 40 000 flats in 2011-12? When will they be made available in the market? Does the Administration have any measures and timetable to ensure that these flats will be made available in the market as scheduled? If yes, what are the details of the plan? If not, what are the reasons?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

In his 2010-11 Policy Address, the Chief Executive said that, to ensure a healthy and stable property market, in the next ten years, on average land needs to be made available annually for some 20 000 private residential flats. The aim is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market. The figure of 30 000 to 40 000 units refers to the housing land that could be supplied to the market for private residential developments in the coming year. It is not a target of private residential flat production. The figure has consolidated different sources of land supply, namely government land for sale by application and by tender, railway property development projects of the MTR Corporation Limited, redevelopment projects of the Urban Renewal Authority, projects subject to lease modification/land exchange, and private redevelopment projects not subject to lease modification.

In addition to the Application List, the 2011-12 Land Sale Programme includes a List of Sites for Sale by Tender. There are a total of nine residential sites on the two Lists which have been designated for government-initiated sale, and three of

them have already been scheduled for auction or tender next month. Depending on the market situation, we will consider designating more sites on the Application List for government-initiated sale.

For residential development projects, developers are required to complete the construction of the minimum gross floor area specified in the land grant documents or lease conditions, and obtain an Occupation Permit from the Building Authority within the Building Covenant (BC) period imposed in the land grant documents or lease conditions. In general, the BC period for residential projects ranges from 48 months to 72 months. The BC period for each project will depend on the complexity of the development concerned.

Signature	_____
Name in block letters	Thomas Chow _____
Post Title	Permanent Secretary for Development (Planning and Lands) _____
Date	21 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)056**

Question Serial No.

1075

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is mentioned in paragraph 5 of the Brief Description under this programme area that the Development Bureau “worked with the Urban Renewal Authority and the Old Wan Chai Revitalisation Initiatives Special Committee on a district-based approach to renew and revitalise old Wan Chai”. What are the specific details of the work involved, the expenditure involved and the number of persons affected?

Asked by : Hon LEUNG Yiu-chung

Reply :

In his 2007-08 Policy Address, the Chief Executive tasked the Development Bureau (DEVB) and the Urban Renewal Authority (URA) to jointly adopt a district-based approach when considering preservation and revitalisation of the old Wan Chai area. Following consultation with the Wan Chai District Council (WCDC) in January 2008, the Old Wan Chai Revitalisation Initiatives Special Committee, comprising members of the WCDC, experts on heritage conservation and revitalisation, and representatives from the DEVB and the URA, has been established. The URA serves as the Secretariat of the Special Committee and has been funding some of its initiatives. So far, the URA has spent about \$3.5 million to support the Special Committee’s initiatives. There are no funding implications for the DEVB.

The initiatives that the Special Committee successfully pursued in 2010-11 include –

- (a) obtaining support from the on-street hawkers at Tai Yuen Street/Cross Street for the beautification of the hawker bazaar: The Special Committee has been installing pilot metered electricity boxes for the hawker stalls since 2009. The whole project is scheduled for completion by the third quarter of 2011;

- (b) improving the two heritage trails : The two heritage trails were opened in September 2009 with the publication of publicity leaflets, the launch of a dedicated website and the installation of touch-screen kiosks along the trails. The Special Committee has completed the installation of soft architectural lighting at Hung Shing Temple and Pak Tai Temple which are featured on the trails; and
- (c) engaging the private sector in the revitalisation of old Wan Chai : With the support of the WCDC, the Special Committee has been pursuing streetscape improvement works around St. Francis Street and Star Street proposed by a private developer under a Public Private Partnership Scheme launched by the Special Committee. It is expected that the revitalisation works will commence in mid-2011.

In 2011-12, the Special Committee will carry on with the implementation of the streetscape beautification under the Public Private Partnership Scheme.

The WCDC has been continuously engaged in the revitalisation programme over the past three years, and the initiatives of the Special Committee are well received by the local community. Apart from benefiting the local residents and the working population of Wan Chai, the revitalised Wan Chai has also enhanced the attractiveness of Wan Chai to tourists.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 18 March 2011 _____



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)057**

Question Serial No.

0436

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

There will be an increase of nine posts under this programme in 2011-12. Please provide the information on the posts to be created, including the job nature and expenditure on salary.

Asked by : Hon. LI Fung-ying

Reply :

We will create the following nine civil service posts in 2011-12 -

<u>Rank</u>	<u>No. of Post</u>	<u>Nature of Work</u>	<u>Estimated Expenditure on Salary</u> (\$ M)
Executive Officer I	1	Executive support	0.533
Analyst/Programmer II	1	Information technology support	0.353
Assistant Clerical Officer	4	Clerical support	0.762
Clerical Assistant	3	- ditto -	0.446
<b>Total :</b>	<b><u>9</u></b>		<b><u>2.094</u></b>

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)058**

Question Serial No.

0660

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question :

What is the provision earmarked for the salary for the Secretary for Development, the Under Secretary for Development and the Political Assistant to Secretary for Development in 2011-12 respectively?

Asked by : Hon. LI Wah-ming, Fred

Reply :

The estimated expenditures on the salary for the positions of Secretary for Development, the Under Secretary and the Political Assistant to Secretary for Development in the Development Bureau for 2011-12 are \$3.38 million, \$2.54 million and \$1.52 million respectively.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)059**

Question Serial No.

3875

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

Subhead (No. & title) :  
000 Operational expenses

Programme:

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

Director of Bureau: Secretary for Development

Question :

It is mentioned in paragraph 36 of the Budget Speech that the South Island Line (East), which is scheduled for completion in 2015, will facilitate the redevelopment of industrial buildings in Wong Chuk Hang for office use. What is the latest progress of such development plan? How many applications have been made to the Lands Department for conversion and redevelopment of industrial buildings in Wong Chuk Hang? Will public engagement activities on the above planning be organised in future? If yes, what is the estimated expenditure involved?

Asked by : Hon. PAN Pey-chyou

Reply :

About 8.3 hectares of land on the Aberdeen & Ap Lei Chau Outline Zoning Plan in the industrial area of Wong Chuk Hang, covering about 45 industrial buildings, was rezoned from "Industrial" to "Other Specified Uses (Business)" in 2001 to facilitate redevelopment of the industrial buildings to commercial uses including offices and hotels. Consultation, both administrative and statutory, had been carried out during the rezoning process. The industrial area has undergone gradual transformation since the rezoning, with the emergence of new hotel and office buildings. One hotel was completed last year and seven other sites are covered by planning permission for hotel use, and one office development has been completed recently. By end-February 2011, Lands Department has received one application for redevelopment of an industrial building in Wong Chuk Hang under the new measures to revitalise older industrial buildings.

The location of the planned Wong Chuk Hang Station of the South Island Line (East) close to the industrial area, together with the initiatives to revitalise industrial buildings, will provide further impetus to redevelopment in the area.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)060**

Question Serial No.

0322

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

Subhead (No. & title) :  
000 Operational expenses

Programme:

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

Director of Bureau: Secretary for Development

Question :

In paragraph 38 of the Budget Speech, the Financial Secretary stated that the SAR Government will consider purchasing an industrial building for the relocation of the New Territories West Region Office of the Water Supplies Department while the original site of this office in the central commercial area in Mong Kok will be converted for other “more cost-effective” uses. Will the Administration inform this Committee:

- (a) whether it will conduct studies and public consultation on the potential usage of the original site of the said office in Mong Kok; and
- (b) whether it will consider holding a design competition for the conversion work and future usage of the said office?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The study entitled “Area Improvement Plan for the Shopping Areas of Mong Kok” completed by Planning Department in July 2009 recommended the amalgamation of the Water Supplies Department’s office site, the adjoining Food and Environmental Hygiene Department’s depot at Sai Yee Street as well as the nearby temporary carpark at Luen Wan Street for redevelopment. Under the preliminary design concept, the amalgamated site is to be redeveloped for commercial use incorporating a new public transport interchange and an open space at which the existing mature trees on site will be preserved. According to plan, the new public transport interchange will accommodate public light bus stands and cross-boundary coach stands so as to improve traffic conditions at the side streets of Mong Kok.

The Administration is considering the future use of the site as well as the necessary connections and improvement works to the existing road and pedestrian networks. While the Yau Tsim Mong District Council and relevant bodies have been consulted on the Area Improvement Plan study, they will be further consulted when more details of the proposal have been worked out. Amendments proposed to the zoning of the site on the Mong Kok Outline Zoning Plan will be submitted to the Town Planning Board for consideration thereafter. The proposed amendment will be published for public inspection under the provisions of the Town Planning Ordinance. There is no plan to organise a design competition for the future development.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 17 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)061**

Question Serial No.

1399

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

The Financial Secretary mentioned in paragraph 163 of the 2011-12 Budget Speech that additional \$1 billion would be allocated for Operation Building Bright (OBB) so that financial assistance would be made available to all eligible applicants. On the other hand, of the approved commitment of \$2.2 billion of the OBB, there is a balance of \$997.87 million. Will the Administration advise:

- a) What strategy will be adopted by the Administration to expedite the effective use of the additional funding to facilitate OBB as there is still a balance of \$997.87 million out of the \$2.2 billion approved commitment?
- b) In Matter Requiring Special Attention in 2011-12, the Administration will oversee the implementation of the OBB. Please provide a work plan of the overseeing work, the expenditure and manpowers that will be allocated for such work.
- c) What is the number of job opportunities that will be created for the construction industry with the additional funding?

Asked by : Hon. SHEK Lai-him, Abraham



Reply :

- (a) and (c) The Government, in collaboration with the Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA), have launched the Operation Building Bright (OBB) to provide subsidies and one-stop technical assistance to help owners of old and dilapidated buildings to carry out repair and maintenance works. The Operation aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

A second round of applications from owners' corporations (OCs) for subsidies under the OBB was invited from October to December 2010. More than 500 applications involving over 800 buildings have been received. With such an enthusiastic response from OCs, the remaining funds in the original \$2.5 billion OBB budget will be insufficient to provide support to all eligible applicants.

In order to make available sufficient financial resources to assist all eligible applicants for subsidies under the OBB, the Financial Secretary proposed to allocate a further sum of \$1 billion for the Operation in his 2011-12 Budget, increasing the total budget of the OBB to \$3.5 billion. It is estimated that the Operation, after its completion, will eventually provide financial assistance for the repair and maintenance of over 3 000 buildings aged 30 years or above and create more than 60 000 employment opportunities for the construction sector.

The HKHS and URA will continue to provide one-stop technical assistance to help owners carry out the repair works under the OBB. The two organisations will assign staff to each participating building to provide technical advice and assistance on coordination of repair works. Successful OC applicants will follow the guidelines promulgated by the HKHS and URA in consultation with the Independent Commission Against Corruption as well as best practices in tendering and other building maintenance/repair works procedures. Regarding Category 2 buildings for which the owners are unable to organise repair works by themselves, the Buildings Department (BD) will continue to carry out the works on behalf of the owners. The HKHS, URA and BD, in collaboration with other Government departments, have also been in close liaison with the building professionals and the industry in the promotion of work safety and other best practices in building repair works. They will continue to maximise their synergy and ensure the smooth implementation of the Operation.

- (b) The Administration will continue to oversee the implementation of the OBB and coordinate with the HKHS, URA and BD, the implementation agencies of the Operation. Regarding day-to-day operation, they are the points of contact for building owners and industry stakeholders. The HKHS and URA have also appointed independent professional consultants to carry out the relevant monitoring work, including inspecting the progress of repair works for target buildings and scrutinising the documents and progress reports submitted by consultants and contractors, with the objective of ensuring their compliance with the requirements of the Operation before consideration will be given to release the grants. The BD closely supervises its consultants and contractors on the repair works they carry out on behalf of building owners. The Planning and Lands Branch has regular progress review meetings with HKHS, URA and BD and will provide policy directions when necessary. The Branch will continue to utilise its existing manpower resources to oversee the implementation of the Operation. The task is mainly handled by the Permanent Secretary (Planning and Lands), a Deputy Secretary, a Principal Assistant Secretary and an Assistant Secretary as part of their normal duties.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)062**

Question Serial No.

1748

Head : 138 Government Secretariat:  
          Development Bureau (Planning and Lands Branch)  
Subhead (No. & title) :  
          000 Operational expenses

Programme:     (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

In paragraph 27 of the Budget Speech, the Financial Secretary stated that housing land available in the coming year will provide a total of 30 000 to 40 000 private residential flats, far exceeding the target of an annual average of 20 000 flats. Will the Administration inform this Committee:

- (a) the measures that the Government will adopt in order to make sure that these flats will be timely delivered;
- (b) the measures that the Government will introduce to ensure the stability of local property market; and
- (c) the justifications that the target of an annual average of 20 000 flats would not produce adverse impact on the healthy development of local property market.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

In his 2010-11 Policy Address, the Chief Executive said that we would aim to provide housing land for developing an average of 20 000 units per year over the next decade. The aim of this is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market. The figure of 30 000 to 40 000 units refers to the housing land that could be supplied to the market for private residential developments in the coming year. It is not a target of private residential flat production. The figure has consolidated different sources of land supply, namely government land for sale by application and by tender, railway property development projects of the MTR Corporation Limited (MTRCL),

redevelopment projects of the Urban Renewal Authority (URA), projects subject to lease modification/land exchange, and private redevelopment projects not subject to lease modification.

To ensure a steady land supply for the residential property market, the Government has adopted the practice to initiate sites for sale in addition to continuing to use the Application List for disposal of government sites. In the 2011-12 Land Sale Programme, we have designated 18 sites for government-initiated sale, out of which nine are residential sites. MTRCL will also dispose of the sites at Nam Cheong, Tsuen Wan, Tai Wai, Tin Shui Wai and Tseung Kwan O. In the coming year, the Government estimates that the land it will put up for sale by auction or tender, and those to be tendered by MRTCL could provide about 19 000 flats in total. Depending on the market situation, we will consider designating more sites in the Application List for sale through government-initiated auction or tender.

The Government will speed up the relevant preparatory work (e.g. rezoning, infrastructural works and drafting of land sale conditions, etc.) to ensure that the sites in the 2011-12 Land Sale Programmes will be made available to the market as early as possible. We will continue to discuss with MTRCL and URA ways to speed up their property development projects.

For residential development projects, developers are required to complete the construction of the minimum gross floor area specified in the land grant documents or lease conditions, and obtain an Occupation Permit from the Building Authority within the Building Covenant (BC) period imposed in the land grant documents or lease conditions. In general, the BC period for residential projects ranges from 48 months to 72 months. The BC period for each project will depend on the complexity of the development concerned.

The Government monitors the development of the private residential property market closely, and has implemented various measures to reduce the risk of a property bubble. The Development Bureau will continue our efforts to increase housing land supply and support the Government's work on that front within our policy purview.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 21 March 2011 _____



Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 17 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)064**

Question Serial No.

3183

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Regarding the estimates of expenditure of Information Technology Management Units (ITMUs) in government departments:

- (a) What is the estimated expenditure in 2011-12? What is the rate of change as compared with the actual expenditure in 2010-11? What is(are) the reason(s) for the above rate of change in expenditure?
- (b) What specific projects are included in the Estimates of Expenditure 2011-12? Which of them are on-going projects and new projects? What are the number of staff, the costs and the implementation timetable of each project? Of the staff involved for each project, how many of them are civil servants, non-civil service contract staff and staff of outsourced service providers?
- (c) Has the Administration earmarked any provision for the promotion of e-engagement as well as opening up of public sector information? If so, what are the specific contents (including project names, details, manpower and costs involved, and implementation timetable)? If not, what is(are) the reason(s) and will the Administration consider carrying out such measures in the future?
- (d) What are the permanent establishment, existing number of staff and vacancies of ITMUs? Will there be any increase in manpower in the coming year? If so, what is the estimated number of additional posts and the ranks involved? Are these posts permanent in nature? Will candidates for these posts be appointed on civil service terms of appointment? If not, what is(are) the reason(s) for that?

- (e) Has the effectiveness of ITMUs been reviewed comprehensively? If so, what are the results of the review and the specific improvement measures involved? If not, what is(are) the reason(s) and will such review be carried out in the future?

Asked by : Hon. TAM Wai-ho, Samson

Reply :

- (a) The estimated expenditure for the Information Technology (IT) Section of Development Bureau (Planning & Lands Branch) (DEVB (PLB)) in 2011-12 is \$4.44 million, which is comparable to the actual expenditure in 2010-11.
- (b) The major on-going projects in 2011-12 include –

Item	Number of staff required in 2011-12			Estimated Expenditure in 2011-12 \$M
	Civil service staff	Non-civil service contract staff	Staff of outsourcing service provider	
Support and Maintenance of PLB IT Infrastructure and Government Office Automation Systems	1.8	0	2	\$2.61
IT Project Implementation	2	0	0	\$1.48
IT Security Audit / Assessement	0.2	0	0	\$0.35

- (c) DEVB(PLB) uses the existing DEVB IT infrastructure to host websites for dissemination of information and communication, including exchanging emails with the public and webcasting. The Office of the Government Chief Information Officer will launch a pilot scheme shortly to facilitate the dissemination of geo-spatial data of public facilities and real-time traffic data for free public download and value-added re-use. The outcome of the pilot scheme will help the Government develop a policy framework to facilitate the re-use of public sector information in the long run. The Administration will take into account the outcome of the pilot scheme and consider how to disseminate the public sector information to facilitate its re-use. For DEVB(PLB), the manpower and funding required to support e-engagement and public sector information for access and re-use will be absorbed by our existing staff and recurrent provision of the IT Section, or covered by project funding under Capital Works Reserve Fund Head 710 Computerisation.



- (d) The permanent establishment, strength and vacancy position of PLB IT Section are as follows –

<b>Rank</b>	<b>Establishment</b>	<b>Strength</b>	<b>Vacancy</b>
Systems Manager	1	1	0
Senior Executive Officer	1	1	0
Analyst/Programmer I	1	1	0
<b>Total</b>	<b>3</b>	<b>3</b>	<b>0</b>

A new civil service post at the rank of Analyst/Programmer II will be created in 2011-12 to strengthen the manpower of the IT Section.

- (e) Under the existing mechanism, we have established and tasked the DEVB Information Technology Committee to review the manpower resources and IT development plans of the Bureau and its departments annually with a view to improving service delivery. Improvement measures implemented by PLB IT Section in 2010-11 include revamping of PLB IT infrastructure to enhance IT service efficiency and security, and development of electronic meeting folders to support paperless meetings.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)065**

Question Serial No.

2871

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Regarding the Comprehensive Building Safety Improvement Loan Scheme launched by the Buildings Department, the scheme to assist owners of old buildings in building management and maintenance as well as the Building Maintenance Grant Scheme for Elderly Owners undertaken by the Hong Kong Housing Society, and the Building Rehabilitation Loan Scheme as well as the Building Rehabilitation Materials Incentive Scheme launched by the Urban Renewal Authority, is the Administration aware of the details of the above financial and loan schemes, including the balance of grants available for application under these schemes as at the end of December 2010, and the difference between the eligibility criteria, approval criteria and the maximum amount of grants approved of these schemes? Will consideration be given to standardising the enquiry, application and approval methods? And what is the timetable?

Asked by : Hon. TO Kun-sun, James

Reply :

Currently, the Buildings Department (BD), Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA) administer a number of financial schemes to assist building owners to carry out building maintenance and repair works. These schemes include –

- (a) Comprehensive Building Safety Improvement Loan Scheme (funded by the Government and administered by the BD);
- (b) Building Maintenance Grant Scheme for Elderly Owners (funded by the Government and administered by the HKHS);

- (c) Building Maintenance Incentive Scheme (funded and administered by the HKHS);
- (d) Building Management Incentive Scheme (funded and administered by the HKHS);
- (e) Home Renovation Loan Scheme (funded and administered by the HKHS);
- (f) Building Rehabilitation Materials Incentive Scheme (funded and administered by the URA); and
- (g) Building Rehabilitation Loan Scheme (funded and administered by the URA).

In general, the approval procedures of these schemes include checking the eligibility of the applicants or their buildings, vetting the nature of the works items proposed in the applications, conducting means tests as necessary and verifying other information and documents provided by the applicants. Each scheme has its own target recipients and eligibility criteria to meet the needs of different repair works and needs of individuals. Details of these financial assistance schemes can be found on the websites of the concerned organisations (BD: <http://www.bd.gov.hk>; HKHS: <http://www.hkhs.com/index.asp>; URA: <http://www.ura.org.hk/html/c100000e1e.html>).

Regarding the two Government-funded schemes, as at 31 December 2010, the Comprehensive Building Safety Improvement Loan Scheme had an uncommitted fund of \$401.7 million, whilst for the Building Maintenance Grant Scheme for Elderly Owners, the amount of funds available was \$819 million.

The Government is in close liaison with the HKHS and URA with a view to providing effective assistance to building owners in need. The HKHS and URA have recently completed a review of their schemes and are planning to align the details of the schemes as well as provide greater convenience to the applicants. Further details will be announced by the HKHS and URA when ready.

Signature	_____
Name in block letters	Thomas Chow
Post Title	Permanent Secretary for Development (Planning and Lands)
Date	18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)066**

Question Serial No.

2872

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Regarding overseeing the implementation of a new package of measures to enhance building safety in Hong Kong under Matters Requiring Special Attention in 2011-12, is the provision of the first-time free building inspection subsidy scheme included? What is the anticipated date of launching such subsidy scheme? What is the number of buildings to be assisted in the first year? If this scheme is to be extended to cover all the buildings which are required to be inspected for the first time under the law, what is the estimated expenditure each year?

Asked by : Hon. TO Kun-sun, James

Reply :

The Administration will adopt a new multi-pronged approach to enhance building safety in Hong Kong. The proposed Mandatory Building Inspection Scheme (MBIS) is one of the initiatives of the package of measures. The Buildings (Amendment) Bill 2010 for introducing the MBIS is being scrutinised by the Legislative Council.

The Hong Kong Housing Society and Urban Renewal Authority will subsidise eligible owners the full cost, subject to a cap on the subsidy amount according to the number of residential units of the buildings, for the first-time (i.e. first time participating in the inspection) building inspection under the MBIS. We consider the imposition of eligibility criteria (such as rateable value of the building concerned) in the scheme appropriate, taking into account the proper use of public resources, the demand to assist owners in need and the principle that building owners are ultimately responsible for properly maintaining their buildings. The MBIS will cover 2 000 buildings each year. It is estimated that about 80% of these buildings will meet the eligibility criteria.

No government expenditure will be involved in providing the above first inspection fee subsidy.

Signature \_\_\_\_\_

Name in block letters Thomas Chow

Post Title Permanent Secretary for Development  
(Planning and Lands)

Date 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)067**

Question Serial No.

2873

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

Regarding overseeing the implementation of a new package of measures to enhance building safety in Hong Kong under Matters Requiring Special Attention in 2011-12, is the work on overseeing the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme included? If yes, what is the amount of resources expected to be involved in 2011-12?

Asked by : Hon. TO Kun-sun, James

Reply :

In the Development Bureau, the work relating to the monitoring of the implementation of the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme is to be undertaken by the existing staff of the Planning and Lands Branch without the provision of additional manpower resources. It is mainly handled by the Permanent Secretary (Planning and Lands), a Deputy Secretary, a Principal Assistant Secretary and an Assistant Secretary as part of their normal duties.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)068**

Question Serial No.

3733

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

In 2010-11, the Planning and Lands Branch consulted the MTR Corporation Limited (MTRCL) on lowering the intensity of property developments and followed up on the revised scheme of the property development project at the West Rail Yuen Long Station. What are the details of the work? How many property development projects are now under discussion with the MTRCL at present? When will the consultation be completed?

Asked by : Hon. WONG Kwok-hing

Reply :

The property development at the West Rail Yuen Long Station has to follow the new quality and sustainable building design requirements due for implementation from 1 April 2011. The MTR Corporation Limited (MTRCL) is working on its design in accordance with the requirements, in addition to lowering its development intensity.

In the 2011-12 Financial Year, MTRCL plans to tender out the railway development projects at Nam Cheong, Tsuen Wan, Tai Wai, Tin Shui Wai and Tseung Kwan O. We are liaising with MTRCL on the timely implementation of these projects.

Signature \_\_\_\_\_

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

Thomas Chow

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

Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)069**

Question Serial No.

3734

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

During 2011-12, the Planning and Lands Branch will continue to provide policy steer on and oversee the "Feasibility Study for Remaining Development in Tung Chung". What are the details of the study? What areas does the scope of the study cover? When will the study be completed? What is the expenditure and manpower involved?

Asked by : Hon. WONG Kwok-hing

Reply :

The feasibility study for the remaining development in Tung Chung is an integrated planning and engineering study. It will comprehensively review the planning of the remaining development of Tung Chung New Town and assess the engineering feasibility and various impacts (such as environmental, ecological, visual, air ventilation and traffic impacts) of the proposed developments and the necessary infrastructural works including reclamation. The study will propose suitable land uses to help meet the long-term housing and other development needs of Hong Kong.

The study area will cover Tung Chung and its adjoining area. We plan to engage consultants to commence the study by end-2011. The study will take about 30 months to complete. The estimated expenditure of and staffing for the study are being assessed.



Signature \_\_\_\_\_

Name in block letters Thomas Chow

Post Title Permanent Secretary for Development  
(Planning and Lands)

Date 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)070**

Question Serial No.

3826

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

The Administration has indicated that it will monitor and review the implementation of the pilot mediation scheme for compulsory sale for redevelopment in 2011-12. Regarding the implementation of the pilot scheme, what is the estimated expenditure and manpower? What is the estimated number of applications for compulsory sale to be handled under the pilot scheme in 2011-12? How many applications for compulsory sale were received in 2010-11 after the commencement of the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice? And what is the number of successful compulsory sale cases?

Asked by : Hon WONG Kwok-hing

Reply :

When the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice was discussed in the Legislative Council (LegCo) in early 2010, the Development Bureau undertook in response to LegCo Members' requests to introduce mediation for cases of compulsory sale for redevelopment (compulsory sale cases), to enhance public education on the mechanism involved and provide further support to the minority owners of these cases.

The pilot mediation scheme administered by the Joint Mediation Helpline Office Limited, which is formed by the eight institutes (namely, the Hong Kong Bar Association, Law Society of Hong Kong, Hong Kong Mediation Council, Chartered Institute of Arbitrators (East Asia Branch), Hong Kong Institute of Arbitrators, Hong Kong Institute of Architects, Hong Kong Institute of Surveyors and Hong Kong Mediation Centre) the members of which are the major mediation service providers in Hong Kong, has been launched since 27 January 2011. We have budgeted \$2.84 million for this scheme. The set-up cost of \$1.24 million had been paid in

2010-11. For 2011-12, the estimated expenditure is \$1.6 million to cover the operating cost of the scheme, and we have also earmarked \$0.5 million for assisting eligible elderly minority owners involved in compulsory sale cases to pay for the mediator fees. To support the implementation of this scheme, in response to the Secretary for Development's request, the Executive Committee of the Real Estate Developers Association of Hong Kong has recently confirmed that it is agreeable to paying for the minority owners' share of the mediator fees for cases where these minority owners are not eligible for the Government's financial assistance.

The President of the Lands Tribunal has promulgated a practice direction pursuant to the Lands Tribunal Ordinance to direct that, with effect from 15 February 2011, the Lands Tribunal will take into account whether the parties in compulsory sale cases have engaged in mediation when hearing the applications and in exercising its discretion on costs under the Land (Compulsory Sale for Redevelopment) Ordinance. We expect that the pilot mediation scheme will receive its first client soon.

The pilot scheme on outreach support service for elderly owners involved in compulsory sale cases has also been launched by the Senior Citizen Home Safety Association commissioned by the Development Bureau. Under it, social workers of the Association proactively approach the elderly minority owners and offer them with the assistance they require. The estimated expenditure for this scheme is \$1.43 million in 2011-12. Up to the end of February 2011, the Association had carried out 13 field visits to distribute publicity leaflets on this scheme to elderly owners of old buildings, paid two family visits to explain to the elderly owners and handled a number of telephone enquiries.

Signature	_____
Name in block letters	Thomas Chow
Post Title	Permanent Secretary for Development (Planning and Lands)
Date	18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)071**

Question Serial No.

3835

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

In paragraph 100 of the Budget Speech, the Administration will specify in the Application List two hotel sites for government-initiated sale by auction and tender to promote hotel development. Will the Administration advise on the following:

- (a) the occupancy rate of hotels in the past three years; and
- (b) the total number of "hotel only" sites currently included in the Application List and the number of these sites which have been triggered for sale by developers in the past three years?

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) The overall hotel room occupancy rates in Hong Kong over the past three years are as follows –

	2008	2009	2010
Hotel room occupancy rate	85%	78%	87%

- (b) Four sites are designated for "hotel only" development on the 2011-12 Application List. They are –
  - (i) Sai Kung Town, Area 4;
  - (ii) 373 Queen's Road East, Hong Kong;
  - (iii) Western part of Ex-North Point Estate, North Point; and
  - (iv) Junction of Hung Luen Road and Wa Shun Street, Hung Hom Bay Reclamation, Kowloon.

In the past three years, one of the above four sites had been triggered but unsuccessfully.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow \_\_\_\_\_

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands) \_\_\_\_\_

Date \_\_\_\_\_ 18 March 2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)072**

Question Serial No.

3836

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It is mentioned in paragraphs 162 and 163 of the Budget Speech that a large number of old buildings were repaired under the Operation Building Bright (the Operation). Will the Administration advise on the following:

- (a) the ratio of buildings with and without owners' corporations among the buildings joining the Operation since its launch in 2009;
- (b) whether the Government will invite a new round of applications from eligible old buildings to apply for grants to carry out repair works with the additional funding of \$1 billion; and
- (c) the total number of owners of old buildings assisted by various old building rehabilitation schemes undertaken by the Hong Kong Housing Society and the Urban Renewal Authority last year in carrying out repair works in addition to the Operation.

Asked by : Hon. WONG Kwok-hing

Reply :

The Operation Building Bright (the Operation) covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs). The OCs of eligible buildings may apply for joining as Category 1 target buildings to carry out repair works on a voluntary basis. Category 2 target buildings are those having difficulties in coordinating repair works, such as buildings without OCs or with inactive OCs. The Steering Committee of the Operation selects suitable buildings as Category 2 target buildings according to the buildings' condition and this does not involve making applications.

- (a) As at 4 March 2011, among the 973 Category 1 applications granted with approvals-in-principle to proceed with repair works and 1 047 Category 2 target buildings selected by the Steering Committee to join the Operation, 1 197 had established OCs and 823 had not established OCs.
- (b) The second round of applications from OCs for subsidies under the Operation was invited from October to December 2010. More than 500 applications involving over 800 buildings have been received. With this enthusiastic response from OCs, the remaining funds in the original \$2.5 billion Operation budget will be insufficient to provide support to all eligible applicants. In order to make available sufficient financial resources to assist all eligible applicants for subsidies under the Operation, the Financial Secretary proposed to allocate a further sum of \$1 billion for the Operation in his 2011-12 Budget, increasing the total budget of the Operation to \$3.5 billion. We anticipate that the additional allocation will enable financial assistance be made available to all OCs which have applied for financial assistance under the Operation to carry out the necessary building repair works in the second round of the Operation, as long as their applications meet the eligibility criteria. The Administration has no plan to invite another round of applications.
- (c) During the year from 1 April 2010 to 4 March 2011, the Building Maintenance Incentive Scheme, the Home Renovation Loan Scheme and the Building Maintenance Grant Scheme for Elderly Owners administered by the Hong Kong Housing Society, together with the Building Rehabilitation Materials Incentive Scheme and the Building Rehabilitation Loan Scheme administered by the Urban Renewal Authority, have in total assisted about 15 400 units/households in carrying out building repair works.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Thomas Chow

Post Title \_\_\_\_\_ Permanent Secretary for Development  
(Planning and Lands)

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)073**

Question Serial No.

2836

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

Subhead (No. & title) :  
000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question :

It was pointed out by the Secretary for Development, Mrs Carrie Lam, that this year's Government Land Sale Programme could provide 35 400 flats. Only the nine residential sites designated for government-initiated sale (including the sites for sale by tender), the above-station projects along the West Rail, three property developments projects of the MTR Corporation Limited and two urban redevelopment projects of the Urban Renewal Authority are under the control of the Government. These projects could produce a total of about 19 300 flats, which accounts for 54.5% of the 35 400 flats.

- a. What measures will the Government take to achieve the target of producing 35 400 flats by land sale this year?
- b. If the application for sale of sites is not positive, will the Government self-initiate the sale of the sites on the Application List? If not, what are the reasons?
- c. If property prices continue to surge, will the Government take the initiative in putting up more sites for sale by auction?

Asked by : Hon. WONG Yuk-man



Reply :

In his 2010-11 Policy Address, the Chief Executive said that, to ensure a healthy and stable property market, in the next ten years, on average land needs to be made available annually for some 20 000 private residential flats. The aim of this is to build up a sufficiently large land reserve over a period of time to ensure stable land supply for the residential property market. The figure of 30 000 to 40 000 units refers to the housing land that could be supplied to the market for private residential developments in the coming year. It is not a target of private residential flat production. The figure has consolidated different sources of land supply, namely government land for sale by application and by tender, railway property development projects of the MTR Corporation Limited, redevelopment projects of the Urban Renewal Authority, projects subject to lease modification/land exchange, and private redevelopment projects not subject to lease modification.

In the 2011-12 Land Sale Programme, we have designated nine residential sites for government-initiated sale. Three of them have already been scheduled for sale by auction or tender next month. Depending on the market situation, we will consider designating more sites on the Application List for government-initiated sale.

Signature	_____
Name in block letters	_____ Thomas Chow _____
Post Title	_____ Permanent Secretary for Development (Planning and Lands) _____
Date	_____ 21 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)074**

Question Serial No.

0192

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding an earlier incident about open kitchen design in a luxury development in Mid-levels, does the Administration have any plans to step up the processing of building plans for new buildings in order to avoid similar cases in the future? Moreover, are there any plans to step up site audit checks on new buildings? If so, what is the estimated expenditure?

Asked by : Hon. CHAN Kam-lam

Reply :

In an earlier incident, there was concern about the information provided in the promotion materials for sale of the units in a newly completed domestic building in Mid-levels. The incident is not related to the processing of building plan applications by the Buildings Department (BD). The BD has established procedures and performance pledges for processing building plan applications. The Department has all along been examining building plans in accordance with the provisions of the Buildings Ordinance (BO), Cap. 123 and its subsidiary regulations to ensure that the proposed building works are in compliance with the statutory requirements, and will continue to do so. Taking open kitchen design as an example, in examining building plans, the BD will ensure that the design complies with the statutory requirements in relation to fire-resisting construction and fire services installations. In 2010, the BD fully met the performance pledges in processing building plan applications.

The BD will continue to monitor the proposed building works of new buildings to ensure that the building works under construction comply with the statutory requirements in respect of site safety and quality control of the building works. Upon completion of the building works of a new building, the BD will examine if the building has been constructed in accordance with the approved building plans and is in compliance with the requirements of the BO before considering issuance of an occupation permit.

The Department will continue with the above-mentioned practice in processing building plan applications (including those involving open kitchen design), monitoring the building works under construction and processing applications for occupation permit.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)075**

Question Serial No.

0448

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

On the processing of new building proposals, it is mentioned in the 2011-12 Budget that land supply will be much increased and it follows that more new building proposals will have to be processed. Why is the estimated number of new building proposals to be approved in 2011-12 reduced instead of increased, i.e. from 341 in the past two years (the actual figure in 2009 and 2010) to 300 (the estimated figure in 2011)?

Asked by : Hon. CHAN Kam-lam

Reply :

The estimate of 'new building proposals approved' for 2011 is an indicator projected from the actual figures of the first nine months in 2010. Although there has been an increase in the number of submissions in 2010, it is anticipated that this trend will return to normal after the commencement of the new policy on gross floor area concessions in April 2011. The Buildings Department will continue to monitor the trend and process building plan applications in accordance with its performance pledges.

Signature \_\_\_\_\_

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

AU Choi-kai

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

Director of Buildings

Date \_\_\_\_\_

16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)076**

Question Serial No.

1045

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2009-10 and 2010-11, what was the number of sub-divided flats with irregularities found when the Buildings Department inspected such flats in the targeted buildings? In this regard, what is the estimated expenditure in 2011-12?

Asked by : Hon. CHAN Kam-lam

Reply :

In 2009 and 2010, the Buildings Department (BD) received 764 and 2 059 reports respectively on suspected unauthorised building works associated with sub-divided flats and follow-up actions had been taken accordingly. From 1 April 2011 onwards, the BD will launch a special operation to inspect 150 target buildings each year to tackle potential irregularities of building works associated with sub-divided flats, in addition to attending to individual reports and complaints on sub-divided flats. It is estimated that 1 320 sub-divided flats will be inspected each year in the special operation and 100 of them will require rectification of irregularities.

The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 additional professional and technical staff proposed for allocation to the Department in 2011-12 will be responsible for carrying out the aforementioned operation. As the special operation to inspect sub-divided flats is part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme, it is not possible to provide a breakdown of the manpower solely for handling the special operation.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)077**

Question Serial No.

1046

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Upon the implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), the Buildings Department will target 2 000 buildings aged 30 or above and 5 800 buildings aged 10 or above each year respectively requiring mandatory inspection and repair of the buildings. What is the estimated administrative expenditure in this regard?

Asked by : Hon. CHAN Kam-lam

Reply :

The proposed Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) are a part of the overall package of measures to enhance building safety in Hong Kong. The Schemes are closely linked with other large-scale operations to be launched by the Buildings Department (BD). For instance, buildings identified with unauthorised building works (UBWs) in the MBIS may be included in large-scale operations for removal of UBWs, while those with poor maintenance identified through inspections/ complaints may be included in the MBIS.

Work arising from the MBIS, MWIS, as well as other building safety and maintenance enforcement programmes, will be handled by the 477 existing professional and technical staff in the Existing Buildings Divisions of the BD together with 124 additional professional and technical staff proposed for allocation to the Department in 2011-12. It is not possible to provide a breakdown of the total expenditure solely for handling enforcement work for MBIS and MWIS target buildings.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)078**

Question Serial No.

1047

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department would continue the consultancy study to develop a set of design and construction guidelines for improving energy efficiency in residential buildings. What is the estimated cost of the study?

Asked by : Hon. CHAN Kam-lam

Reply :

The contract sum for the consultancy study to develop a set of design and construction guidelines for improving energy efficiency in residential buildings is \$1.36M. The estimated expenditure for this study in 2011-12 is \$0.816M.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)079**

Question Serial No.

3591

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department will finalise a set of building design guidelines for compliance with current building standards in the conservation and adaptive re-use of historic buildings for consultation with stakeholders prior to implementation. What is the schedule of the work concerned (including consultation work) and the estimated expenditure involved?

Asked by : Hon. CHAN Tanya

Reply :

The Buildings Department (BD) has commissioned a consultancy study for the production of building design guidelines on compliance with building safety and health requirements for adaptive re-use of, and alteration and addition works to heritage buildings under the Buildings Ordinance (Cap. 123). The consultancy study has commenced since January 2009. Upon completion of the research work, the consultant has produced a set of draft building design guidelines and convened a consultation forum in January 2010 to obtain feedback from building professionals on the draft guidelines. The study is now at its final stage. Based on the findings of the study, the BD will promulgate a "Practice Guidebook on Compliance with Building Safety and Health Requirements for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings under the Buildings Ordinance". The expenditure for the consultancy study in 2009-10 and 2010-11 was about \$0.9M and \$0.2M respectively. The estimated expenditure for the consultancy in 2011-12 is \$60,000. The cost arising from the study is absorbed from within BD's envelope allocation.

Signature

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Name in block letters

AU Choi-kai

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Post Title

Director of Buildings

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Date

17.3.2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)080**

Question Serial No.

3592

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

How is the progress of the consultancy study commissioned by the Buildings Department (BD) to develop a set of design and construction guidelines for improving energy efficiency in residential buildings? As estimated by the BD, when will the consultancy study be completed?

Asked by : Hon. CHAN Tanya

Reply :

The consultancy study commissioned by the Buildings Department to develop a set of design and construction guidelines for improving energy efficiency in residential buildings has commenced in August 2010. The consultant has completed the desktop studies on reviewing the local legislation and the research on the requirements and practices of selected overseas countries. The consultant will conduct further quantitative assessments to identify the practical measures applicable in the Hong Kong context, and will conduct consultations with stakeholders before and after the formulation of recommendations for this study. It is anticipated that the consultancy study will be completed in early 2012.

Signature \_\_\_\_\_

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

AU Choi-kai

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

Director of Buildings

Date \_\_\_\_\_

17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)081**

Question Serial No.

3593

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

- (a) In 2010-11, what was the amount of resources allocated by the Buildings Department (BD) for inspection of unauthorised internal alteration works in buildings? What were the details?
- (b) In 2011-12, what is the amount of resources to be allocated by the BD for inspection of unauthorised internal alteration works in buildings? What are the details and the estimated expenditure involved?

Asked by : Hon. CHAN Tanya

Reply :

- (a) In 2010-11, reports on unauthorised internal alterations works were handled by the 477 professional and technical staff of the Existing Buildings Divisions of the Buildings Department (BD) as part of the overall duties of the Divisions to implement the Department's building safety and maintenance enforcement programme. It is not possible to provide a breakdown of expenditure solely for handling reports on unauthorised internal alteration works.
- (b) From 1 April 2011 onwards, the BD will launch a special operation to inspect 150 target buildings each year to tackle potential irregularities of building works associated with sub-divided flats, in addition to attending to individual reports and complaints concerning such cases. It is estimated that 1 320 sub-divided flats will be inspected in the special operation annually and irregularities in 100 of such flats will require rectification each year. The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 professional and technical staff proposed for allocation to the Department in 2011-12 will be used for carrying out the aforementioned operation. As the special operation to inspect sub-divided flats is part of the Existing Buildings

Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme, it is not possible to provide an estimated expenditure solely for handling the special operation.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)082**

Question Serial No.

3594

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

- (a) After the incident concerning The Icon, the public is generally worried about the requirements for converting enclosed kitchens into open kitchens. Will the Buildings Department (BD) allocate resources for the publicity and public education on the statutory requirements on building alteration works? If so, what are the details? If not, what are the reasons?
- (b) In 2011-12, will the BD allocate resources for the inspection of alteration works concerning open kitchens? If so, what are the details and estimated expenditure? If not, what are the reasons?

Asked by : Hon. CHAN Tanya

Reply :

- (a) The BD will provide on its website guidelines related to the carrying out of internal alteration works in existing buildings, including conversion of enclosed kitchens into open kitchens in domestic units. Allocation of additional resources for this task is not required.
- (b) The BD will continue to respond to reports and complaints on unauthorised building works including unauthorised internal alterations in existing buildings. This task is handled by the 477 existing professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 professional and technical staff proposed for allocation to the Department in 2011-12 as part of the Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme. It is not possible to provide a breakdown of the expenditure solely for handling the task.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 17.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)083**

Question Serial No.

3595

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

- (a) In 2010-11, what was the amount of resources allocated by the Buildings Department (BD) for processing building plans submitted by the developers?
- (b) As a result of the incident concerning The Icon, the public has become sceptical about the BD's work of processing building plans submitted by the developers. In 2011-12, will the BD allocate more resources for processing building plans submitted by the developers? If so, what are the details and estimated expenditure? If not, what are the reasons?

Asked by : Hon. CHAN Tanya

Reply :

- (a) The existing manpower resources of 94 professional and technical staff of the New Buildings Division 1 of the Buildings Department (BD) are used to process building plan applications submitted to the BD for approval. As such duty is part of the Division's overall duties in the regulation and control of new buildings and new building works, it is not possible to provide a breakdown of the expenditure solely for the processing of building plan applications.
- (b) In the incident relating to the Icon, there was concern about the information provided in the promotion materials for sale of the units. The incident is not related to the processing of building plan applications by the BD. The BD has established procedures and performance pledges for processing building plan applications. The Department has all along been examining building plans in accordance with the provisions of the Buildings Ordinance (BO) (Cap. 123) and its subsidiary regulations to ensure that the planning, design and construction of the proposed building are in compliance with the statutory requirements. Taking open kitchen design as an example, in examining building plans, the BD would ensure that the design complies with the statutory requirements in

relation to fire-resisting construction and fire services installations. In 2010, the BD fully met the performance pledges in processing building plans.

The BD will continue to monitor the proposed building works of new buildings to ensure that the building works under construction comply with the statutory requirements in respect of safety and quality control of the building works. Upon completion of the building works of a new building, the BD will examine if the building has been constructed in accordance with the approved building plans and is in compliance with the requirements of the BO before considering issuance of an occupation permit. No additional resources are required to be allocated to BD in 2011-12 for the processing of building plan applications.

Signature	_____
Name in block letters	_____ AU Choi-kai _____
Post Title	_____ Director of Buildings _____
Date	_____ 17.3.2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)084**

Question Serial No.

3596

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2011-12, will additional resources be allocated by the Buildings Department for the inspection of unauthorised building works (UBWs) in different districts? If so, what are the details and the estimated expenditure? If not, what are the reasons?

Asked by : Hon. CHAN Tanya

Reply :

The Buildings Department (BD) will continue its enforcement against unauthorised building works (UBWs) constituting obvious or imminent danger to life and property, new UBWs, UBWs under construction and actionable UBWs identified in target buildings of large-scale operations. From 1 April 2011 onwards, the BD will launch large-scale operations to enforce against actionable UBWs including unauthorised structures on rooftops and flat roofs, as well as those in yards and lanes in respect of 500 target buildings each year. The BD will launch a programme to encourage the public to report building safety problems and will actively respond to reports on UBWs by issuing statutory orders requiring the owners concerned to carry out rectification works if the UBWs are confirmed to be actionable after inspection. It will also mount various public education and publicity campaigns to promote a building safety culture and increase public awareness of the potential liability arising from UBWs.

In 2011, the BD will engage private sector consultants to conduct a stock-taking exercise of all UBWs on exteriors of private buildings in Hong Kong. More details on the number and types of existing UBWs will be available upon completion of the stock-taking exercise. It is estimated that an expenditure of about \$27.4 million will be incurred for the stock-taking exercise.

The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 professional and technical staff proposed for allocation to the Department in 2011-12 will be used for carrying out the enhanced enforcement actions against UBWs as part of Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)085**

Question Serial No.

1817

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Government indicates that a new large-scale operation on comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes of target buildings will be initiated in 2011-12. Will the Government inform this Committee of the number of rooftop structures, the number of occupants and the expenditure to be involved, and the schedule under which the aforesaid operation will be implemented?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

From 1 April 2011 onwards, the Buildings Department (BD) will initiate a large-scale operation to remove unauthorised building works on rooftops and flat roofs as well as those in yards and lanes in respect of 500 target buildings to be selected each year. The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 professional and technical staff proposed for allocation to the Department in 2011-12 will be used for carrying out the aforementioned operation. As the operation is part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme, it is not possible to provide a breakdown of the expenditure solely for handling the new operation.

Signature \_\_\_\_\_

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

AU Choi-kai

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

Director of Buildings

Date \_\_\_\_\_

17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)086**

Question Serial No.

1818

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Government indicates that a new large-scale operation on inspection of sub-divided flats in target buildings and rectification of irregularities of building works associated with the sub-divided flats will be initiated in 2011-12. Will the Government inform this Committee of the expenditure to be involved and the possible number of occupants to be affected in the aforesaid programme? What measures will be taken to rehouse the occupants who will lose their homes as a result of the aforesaid programme?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

From 1 April 2011 onwards, the Buildings Department (BD) will launch a special operation to inspect 150 target buildings each year to tackle potential irregularities of building works associated with sub-divided flats, in addition to attending to individual reports and complaints on sub-divided flats. The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 additional professional and technical staff proposed for allocation to the Department in 2011-12 will be used for carrying out the aforementioned operation. As the special operation to inspect sub-divided flats is part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme, it is not possible to provide a breakdown of the manpower solely for handling the special operation.

The BD will collaborate with the relevant government departments, including the Housing Department, Home Affairs Department and Social Welfare Department as necessary, to render suitable assistance to the owners and occupants involved in accordance with prevailing policies.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)087**

Question Serial No.

1475

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Please list the respective number, activity content, number of participants and expenditure of the public education and publicity campaigns on promoting the needs for safety inspection and maintenance of buildings in 2010.

Asked by : Hon. CHEUNG Hok-ming

Reply :

In 2010, the Buildings Department (BD) mounted various public education and publicity campaigns to increase public awareness of the importance of timely maintenance and inspection of buildings, the risks of unsafe building works and the potential liability arising from unauthorised building works. The highlight of the publicity efforts is as follows:

- (a) On 17 January 2010, a one-day Building Safety Carnival (the Carnival) was organised by the BD in collaboration with the Hong Kong Housing Society and Urban Renewal Authority at Victoria Park. It featured variety performance, exhibitions and interactive games, with the new minor works control system as the main theme. The Carnival promoted and strengthened public awareness of the importance of building safety and timely maintenance of private buildings. About 8 600 persons participated in the Carnival and the total expenditure incurred by the BD was about \$0.87 million;
- (b) In January 2010, the BD reinforced its publicity work in promoting the safety of aluminium windows before the Lunar New Year to remind the public to perform year-end house cleaning in a safe manner. The promotion included broadcasting TV and radio APIs as well as publication of newspaper supplements. The expenditure for the publicity work was around \$0.4 million;



- (c) To tie in with the implementation of the minor works control system, the BD stepped up its efforts to promote the registration of minor works contractors between April and August 2010. The publicity activities included increased broadcasting frequency of announcements in the public interest (APIs) on TV, radio, buses and trains, as well as publication of newspaper supplements. The expenditure of these publicity activities was about \$1 million;
- (d) Between April 2010 and February 2011, the BD, in collaboration with owners' corporations, contractors associations, property management companies, relevant government departments and organisations, held 44 seminars and briefing sessions to promote the minor works control system. The total number of participants was about 5 100. The seminars and briefing sessions were conducted by the existing staff of the BD as part of their normal duties;
- (e) Starting from October 2010, the BD has launched a series of publicity activities to promote the full implementation of the minor works control system from 31 December 2010. The publicity activities included APIs on TV, radio, buses and trains, as well as publication of booklets, newspaper supplements, posters, general guides, leaflets and direct mailing. The expenditure of these publicity activities was about \$7.5 million.
- (f) To provide general and technical advice on the minor works control system to members of the public and building practitioners respectively, the BD published General and Technical Guidelines on Minor Works Control System in December 2010. The expenditure of the production of the guidelines for distribution was about \$0.66 million;
- (g) In 2010, the BD compiled a teaching kit for senior secondary students for the purpose of fostering building safety culture among the younger generation. The teaching kit will be distributed to all secondary schools in March 2011. The expenditure of the production of the teaching kit was about \$0.5 million; and
- (h) The BD had strengthened its annual publicity work before and during the rainy and typhoon seasons to promote safety of bamboo scaffolds, mainly through broadcasting TV APIs. The expenditure of the publicity work was around \$0.4 million.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)088**

Question Serial No.

1476

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

From the launch of the Building Records Access and Viewing On-line (BRAVO) system on 7 September 2009 to 28 February 2011, how many public users have registered? How many electronic files have been viewed? Are there any publicity measures to increase the utilisation rate of the BRAVO system?

Asked by : Hon. CHEUNG Hok-ming

Reply :

From the launch of the Building Records Access and Viewing On-line (BRAVO) system on 7 September 2009 up to 28 February 2011, 3 927 users had registered for the system. During the same period, the number of applications for viewing building records via the BRAVO system was 55 320. The number of electronic files viewed cannot be traced because each application may involve the viewing of multiple documents.

The Buildings Department (BD) will continue to encourage the industry and the public to use the BRAVO system. Publicity on the system since its launch includes:

- (a) issue of a revised "Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers" and a new "Practice Note for Registered Contractors" to advise building professionals and contractors of the availability of the BRAVO system for instant viewing and ordering of copy of existing building records, including minor works records in electronic form on the Internet;
- (b) inclusion of a hyperlink to the BRAVO system on the BD's website;

- (c) issue of a new booklet, 'Building Information Services', in January 2010 to provide information about the BRAVO system. The booklet can be obtained from the Building Information Centre of the BD or downloaded from the BD's website;
- (d) inclusion of advice on use of the BRAVO system in the general guidelines and technical guidelines for the minor works control system. These guidelines are distributed to building owners, contractors and building professionals. They can also be downloaded from the BD's website;
- (e) organisation of briefings for interested organisations on the operation of the BRAVO system during their visits to the BD; and
- (f) organisation of presentations and display of booths to promote the use of the BRAVO system to building professionals and members of the public.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)089**

Question Serial No.

1477

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The operation of the pilot Joint Office by the Buildings Department and the Food and Environmental Hygiene Department has been extended for three years. In each of the past two years, how many cases of public complaints about water seepage did the Joint Office handle?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The numbers of cases of public complaints about water seepage handled by the Joint Office in 2009 and 2010 are 18 237 and 22 971 respectively.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)090**

Question Serial No.

1478

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Among the cases handled by the Joint Office in the past two years, how many had their problems resolved? For those cases with the water seepage problems unable to be resolved, how will further assistance be provided? Will there be an increase in manpower to expedite the processing of the cases?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Water seepage in private premises is primarily a matter of building management and maintenance for property owners. However, if the problem of water seepage causes public health nuisance, building structural safety risks or wastage of water, the Government will consider intervention by exercising the relevant statutory powers. Based on this principle, the Food and Environmental Hygiene Department (FEHD) and the Buildings Department have established a Joint Office (JO) as a pilot programme since 2006 to assist members of the public to tackle some of the water seepage problems.

The relevant statistics are tabulated as follows –

<b>Number of Cases</b>	<b>2009</b>	<b>2010</b>
Total number of cases handled	18 237	22 971
Number of cases screened out <sup>Note</sup>	8 115	11 051
Total number of cases with investigation concluded	10 122	11 920
- Number of cases with seepage ceased during investigation	3 876	4 861
- Number of cases with source identified	4 813	4 737
- Number of cases where source cannot be identified	1 433	2 322

Note: The JO has prescribed standards and requirements for the investigation of sources of water seepage. Some water seepage complaints received do not involve public health nuisance, building structural safety risks or wastage of water, and hence do not fall within the scope of follow-up action under the statutory authority of the JO. There are also cases where the complaints are falsified, the seepage has stopped or the complainants have withdrawn their complaints, etc. Such cases will be screened out by the JO, and investigation into the sources of water seepage will not be conducted for such cases.

Identification of the possible source(s) of water seepage is not a straightforward matter and is often complicated by the fact that there may be multiple sources of water seepage in a single case. In this regard, co-operation of all owners/occupiers involved is critical for JO staff to enter their premises and conduct multiple non-destructive tests to identify the sources of water seepage. For a case where the source of water seepage cannot be identified, the JO will keep the investigation information for future reference. In case the complainant notices any change in circumstances, such as a change in the extent or a recurrence of seepage, the complainant may inform the JO for a review of the case.

In the past few years, the JO has been exploring means to enhance its efficiency by reviewing its modus operandi, investigation methods and resource situation. For instance, two rounds of recruitment exercises for Environmental Nuisance Investigators (ENIs) were conducted in 2009 to reinforce the staffing support to the JO. The FEHD is also making arrangements to replace a number of ENIs with Health Inspectors (HIs). These HIs are civil servants (as opposed to ENIs who are non-civil service contract staff) and will be deployed to the JO from mid-June 2011. With more experience accumulated, we expect that these HIs would help speed up the processing of water seepage cases. The deployment of HIs would also help reduce the staff turnover of the JO. We will continue to monitor the work and manpower situation of the JO.

While we will continue to pursue various initiatives in order to improve the JO's efficiency, we will also review the role of the Government in handling such dispute by considering the adoption of alternative dispute resolution mechanisms. For example, we will explore the feasibility of encouraging building owners to make use of mediation to resolve their water seepage related disputes. The merits of resolving such disputes through legislation will also be studied. Reference will be made to overseas regulatory experience in the process.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)091**

Question Serial No.

1479

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In respect of the handling of dilapidated building cases reported by members of the public for each of the past three years (i.e., 2008-09 to 2010-11), how many of the cases were issued with repair orders and how many of the buildings involved were classified as dangerous buildings?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The number of reports from members of the public on dilapidated buildings and the number of statutory repair orders and demolition orders issued by the Buildings Department (BD) in the past three years are as follows:

	2008 (01/01/2008 to 31/12/2008)	2009 (01/01/2009 to 31/12/2009)	2010 (01/01/2010 to 31/12/2010)	Total
Number of reports* on dilapidated buildings	11 337	11 389	14 111	36 837
Number of statutory repair orders issued (including building and drainage repair orders) as a result of reports from the public as well as arising from other operations of the BD	927	1 143	2 246	4 316
Number of demolition orders issued on dangerous buildings	2	5	1	8

Note \* : There may be more than one report on an individual dilapidated building and hence the figures include double or multiple counting.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 16.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)092**

Question Serial No.

1480

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In respect of the dilapidated buildings that have been issued with repair orders in the past three years (i.e. 2008-09 to 2010-11), how many of them did not have an owners' corporation?

Asked by : Hon. CHEUNG Hok-ming

Reply :

In the past three years (i.e. from 1 January 2008 to 31 December 2010), a total of 2 665 buildings were served with statutory building and/or drainage repair orders. According to information available to the Buildings Department, 1 636 of these buildings did not have owners' corporations.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)093**

Question Serial No.

1481

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In respect of dilapidated buildings, how much manpower is currently deployed for inspection in attending to reports from members of the public? What is the estimated amount of resources required in 2011-12?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Follow-up work arising from the reports by members of the public on dilapidated buildings is mainly handled by 477 existing professional and technical staff in the Existing Buildings Divisions of the Buildings Department (BD) as part of the Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme. From 1 April 2011 onwards, the BD will, as part of the enforcement programme, initiate a number of large-scale operations and implement a new package of measures to enhance building safety in Hong Kong. The abovementioned existing manpower resources together with 124 additional professional and technical staff proposed for allocation to the Department in 2011-12 will be used for implementing the whole programme. It is not possible to provide a breakdown of the total amount of resources solely for handling the reports from members of the public on dilapidated buildings.

Signature \_\_\_\_\_

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

AU Choi-kai

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

Director of Buildings

Date \_\_\_\_\_

16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)094**

Question Serial No.

1482

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

What are the details of the proposed “community monitoring programme” to be launched by the Buildings Department? How much manpower and expenditure will be involved? Will a dedicated hotline be set up to handle reports from members of the public, or will the reports be handled by the 1823 Call Centre?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Building safety is a highly complex and multi-faceted issue. Tackling the problem of building neglect requires the co-operation of all members of the community. As such, the Buildings Department (BD) will work in partnership with building owners, building professionals and contractors as well as other members of the community by leveraging on the self-awareness of all stakeholders involved to properly observe building safety and report suspected irregularities.

The “community monitoring programme” aims to mobilise every member of the community to play a part in reporting building safety problems. For example, if a security guard of a building suspects that unauthorised building works are being carried out in a flat unit, he should report the case to the building management office or owners’ corporation as well as the BD. Members of the public can report building safety problems to the BD through the existing hotline (2626 1616), the 1823 Call Centre, e-mail ([enquiry@bd.gov.hk](mailto:enquiry@bd.gov.hk)), facsimile (2537 4992) or in writing. In addition, an on-line reporting system through the BD’s website is being developed. The BD will respond to complaints or reports swiftly and take the necessary follow-up actions if irregularities are identified.

As regards the manpower and cost implications, the reports received will be handled by the existing 477 professional and technical staff of the Existing Buildings Divisions (EBDs) of the BD, together with the additional 124 professional and technical staff planned for allocation to the BD in 2011-12, as part of their overall duties in dealing with a full range of work in relation to building safety and maintenance. In addition, the BD will continue to outsource part of the inspection and investigation work involved to private sector consultants. It is not possible to provide a breakdown of the manpower and expenditure involved solely for implementing the “community monitoring programme”.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)095**

Question Serial No.

1485

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department has estimated that its establishment will expand from 996 posts last year to 1 173 posts in 2011-12, which is an increase of nearly 20%. Please list the new posts and their numbers.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The 177 new posts include one Assistant Director post, 75 professional posts (i.e. 10 Senior Building Surveyor / Senior Structural Engineer and 65 Building Surveyor / Structural Engineer posts), 62 technical posts (i.e. eight Senior Survey Officer (Building) / Senior Technical Officer (Structural) and 54 Survey Officer (Building) / Technical Officer (Structural) posts), as well as 39 general grades posts (such as Information Officer, Executive Officer, Accounting Officer and Clerical Officer grade posts).

Signature \_\_\_\_\_

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

AU Choi-kai

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

Director of Buildings

Date \_\_\_\_\_

16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)096**

Question Serial No.

2351

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2010, the number of unauthorised structures removed and irregularities rectified by the Buildings Department (BD) was only 25 751, which was substantially lower than 42 425 of the previous year. The BD explained that the decrease was due to the need to deploy manpower for inspection of buildings aged 50 years or above in Hong Kong after the Ma Tau Wai Road building collapse incident. In 2011-12, will there be additional resources to step up the removal work of unauthorised structures? If yes, how much additional resources will be provided? Is there a target time frame to resolve the problems regarding unauthorised structures?

Asked by : Hon. IP Kwok-him

Reply :

In 2011-12, the Buildings Department (BD) will continue its enforcement against unauthorised building works (UBWs) constituting obvious or imminent danger to life or property, new UBWs, UBWs under construction and actionable UBWs identified in target buildings of large-scale operations. From 1 April 2011 onwards, the BD will launch large-scale operations to enforce against an expanded scope of actionable UBWs, including unauthorised structures on rooftops and flat roofs as well as those in yards and lanes, in respect of 500 target buildings each year. The BD will launch a programme to encourage the public to report building safety problems and will actively respond to reports on UBWs by issuing statutory orders requiring the owners concerned to carry out rectification works if the UBWs are confirmed to be actionable after inspection. It will also mount various public education and publicity campaigns to promote a building safety culture and increase public awareness of the potential liability arising from UBWs.

The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 professional and technical staff proposed for allocation to the Department in 2011-12 will be used for carrying out the enhanced enforcement actions against UBWs as part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)097**

Question Serial No.

0041

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the new indicators for “sub-divided flats”, how much manpower is estimated to be involved and what is the service pledge for the cases in this category? Will the existing establishment be able to cope with the possible increase in the number of these cases?

Asked by : Hon. IP LAU Suk-ye, Regina

Reply :

From 1 April 2011 onwards, the Buildings Department (BD) will launch a special operation to inspect 150 target buildings each year to tackle irregularities of building works associated with sub-divided flats, in addition to attending to individual reports and complaints on sub-divided flats. The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 additional professional and technical staff proposed for allocation to the Department in 2011-12 will be responsible for carrying out the aforementioned operation. As the special operation to inspect sub-divided flats is part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme, it is not possible to provide a breakdown of the manpower solely for handling the special operation.

Signature \_\_\_\_\_

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

AU Choi-kai

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

Director of Buildings

Date \_\_\_\_\_

16.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)098**

Question Serial No.

1815

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2009, the Buildings Department instigated 3 063 prosecutions against failure to comply with removal orders on unauthorised building works (UBWs). Please list, in respect of the past five years (i.e. 2006-2010), (a) the number of such prosecutions; and (b) the number of convictions. Please also list the total number and types of existing UBWs, and the time limit set to complete the removal of the UBWs. Apart from removal operations, what are the preventive measures to curb UBWs; and what is the financial commitment involved?

Asked by : Hon. IP LAU Suk-yee, Regina

Reply :

The statistics on prosecutions instigated against failure to comply with removal orders on unauthorised building works (UBWs) in the past five years are as follows:-

<b>Year</b>	<b>No. of prosecutions instigated</b>	<b>No. of convictions</b>
2006	3 042	1 997
2007	3 021	2 180
2008	3 091	2 163
2009	3 063	2 207
2010	2 609	1 544

In 2001, the total number of UBWs in the territory was estimated to be 800 000. With the completion of the Buildings Department (BD)'s ten-year enforcement programme in March 2011, we estimate that some 400 000 UBWs constituting obvious or imminent danger to life or property would have been removed. The BD will continue its enforcement against UBWs constituting obvious or imminent danger to life or property, new UBWs and UBWs under construction.

From 1 April 2011 onwards, the BD will launch large-scale operations to enforce against actionable UBWs including unauthorised structures on rooftops and flat roofs, as well as those in yards and lanes in respect of 500 target buildings each year. The BD will launch a programme to encourage the public to report building safety problems and will actively respond to reports on UBWs by issuing statutory orders requiring the owners concerned to carry out rectification works if the UBWs are confirmed to be actionable after inspection. The BD will also mount various public education and publicity campaigns to promote a building safety culture and increase public awareness of the potential liability arising from UBWs.

In 2011, the BD will engage private sector consultants to conduct a stock-taking exercise of all UBWs on exteriors of private buildings in Hong Kong. More details on the number and types of existing UBWs will be available upon completion of the stock-taking exercise.

The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 professional and technical staff proposed for allocation to the Department in 2011-12 will be responsible for carrying out the enhanced enforcement actions against UBWs as part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance programme.

Signature	_____
Name in block letters	_____ AU Choi-kai _____
Post Title	_____ Director of Buildings _____
Date	_____ 16.3.2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)099**

Question Serial No.

1816

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

As mentioned in the "Matters Requiring Special Attention in 2011-12", the Buildings Department (BD) will take vigorous enforcement actions to remove unauthorised building works (UBWs). Currently, only the newly constructed UBWs and UBWs posing imminent danger to the building structure are removed. For those UBWs constructed in the past and affect only the views and public hygiene, the BD will register a charge against the properties concerned (charging order) in the Land Registry. This can neither deter the owners of the UBWs nor encourage them to take the initiative to remove the UBWs, because registering a charge will only affect the sale but not the letting of the properties. Moreover, the charge (charging order) is only shown in the Land Registry records of the properties concerned, which fails to alert prospective buyers of nearby properties also affected by the UBWs. As a result, the new owners of nearby properties will suffer great loss. In this connection, please explain how the Administration will tackle the problem.

Asked by : Hon. IP LAU Suk-ye, Regina

Reply :

The Government has recently completed a comprehensive review of the building safety policy, and will adopt a new approach to tackle unauthorised building works (UBWs). Under the new approach, the Buildings Department (BD) will extend the coverage of actionable UBWs to include unauthorised structures on rooftops and flat roofs as well as those in yards and lanes in respect of private buildings. The new approach will be implemented from 1 April 2011 onwards. The BD will take action against all actionable UBWs irrespective of their degree of risk to public safety. The Department will also continue its enforcement against other UBWs constituting obvious or imminent danger to life or property, new UBWs, UBWs under construction and actionable UBWs identified in target buildings of large-scale operations. It will issue statutory orders to the owners concerned requiring removal of the UBWs, and register the orders at the Land Registry as an encumbrance of the property title. In the event that an owner fails to comply with the statutory order

without reasonable excuse, the BD will consider instigating prosecution against the owner and carrying out the works required in default of the owner. A legal charge could be registered against the title of the property concerned after the BD has completed the defaulted works.

Regarding the properties with UBWs that are not subject to immediate enforcement action under the current enforcement policy against UBWs, warning notices are issued to the owners concerned and registered against the titles of the properties in question such that prospective purchasers or tenants can become aware of the existence of UBWs in the properties, thereby encouraging the owners to remove the UBWs voluntarily so as to avert the encumbrance registered against their property titles. Under the current enforcement policy, warning notices are usually issued on existing UBWs on rooftops and flat roofs and in yards and lanes which do not constitute imminent danger to life or property. With the implementation of the aforementioned new approach for tackling UBWs, statutory orders instead of warning notices will be issued to the owners to require removal of actionable UBWs. We anticipate that the new policy will create a much greater deterrent effect.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)100**

Question Serial No.

3111

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the implementation and monitoring of the Minor Works Control System (MWCS),

- (1) As at the end of February 2011, how many contractors or workers have registered themselves as Registered Minor Works Contractor (Company) and Registered Minor Works Contractor (Individual) under the MWCS? Please provide a breakdown of the figures.
- (2) Of the 36 000 minor works submissions estimated to be received in 2011, which types of minor works will be involved ; and what is the average cost of works for each type? Of the 1 000 household minor works items validated, which Classes of minor works will be involved; and what is the average cost of works for each Class?
- (3) How is the progress of the web-based system for retrieval of the minor works records, and what is the estimated cost involved per annum? Will the Government consider making the system available to the public for free retrieval of the information concerned?

Asked by : Hon. KAM Nai-wai

Reply :

- (1) The breakdown of the number of registered minor works contractors as at 28 February 2011 is as follows:
  - a) Registered minor works contractors (Company) : 228
  - b) Registered minor works contractors (Provisional) : 1 853
  - c) Registered minor works contractors (Individual) : 2 258

- (2) Under the minor works control system, the 118 items of minor works are classified into three classes (i.e. Class I, Class II and Class III minor works) according to their scale, complexity and risk to safety. Regarding the estimate of 36 000 minor works submissions in 2011, the numbers of Class I, Class II and Class III submission are 600, 6 600 and 28 800 respectively. As each Class contains items of various nature, types and scales, the Buildings Department (BD) has no estimates on the average cost for each Class.

The household minor works items that are eligible for validation include unauthorised supporting structures for air-conditioning units or water cooling towers, unauthorised metal supporting frames for air-conditioning units, unauthorised drying racks and unauthorised canopies. The validation scheme applies only to such structures that were erected before 31 December 2010. While making an application for validation to the BD is free of charge, the costs for carrying out the inspection and reinforcement works required for the validation may vary significantly as they depend on the nature of the works involved. In general, the cost for such inspections (excluding the costs of any scaffoldings) can be in the range of \$200 per item to around \$1,000 per item, while the reinforcement works (excluding the costs of any scaffoldings) may generally cost \$300 to \$1,500 per item.

- (3) The web-based system for retrieval and viewing of the minor works records was launched on 31 December 2010. The estimated operation cost for the system in 2011-12 is \$0.3 million. In accordance with the user-pay principle, users of the system are required to pay the prescribed fees which are determined on a full cost recovery basis. All fees and charges under the BD will follow the above principle applicable to the provision of general Government services.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)101**

Question Serial No.

3112

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2010, the number of buildings targeted for repair and maintenance under the Operation Building Bright (the Operation) was 286. What were the estimated amount of consultant fees and works costs involved? Please provide, by district and by the number of storeys in the buildings, e.g. 6 storeys or below, 7 to 15 storeys, 16 to below 30 storeys and 30 storeys or above, the number of buildings involved, the scope of works involved, the estimated amount of consultant fees and works costs involved (to be listed out separately), and the average amount of consultant fee and works cost involved per building (to be listed out separately).

Asked by : Hon. KAM Nai-wai

Reply :

In 2010, the Buildings Department (BD) commenced repair works for 286 Category 2 target buildings under the Operation Building Bright (the Operation). The scope of works mainly involves the repair of dilapidated building structures and drainage defects as required by statutory orders issued under the Buildings Ordinance (Cap 123). Private sector consultants have been appointed to assist the BD in carrying out the necessary investigation and supervision works in relation to the repair of these buildings. The average repair cost per building is about \$240,000 and the average consultant supervision charge per building is about \$28,000. The distribution of these buildings by district together with the number of storeys, cost of repair works and the consultant's supervision charge involved are as follows:

Districts	No. of storeys*	Buildings with repair works completed as at 4 March 2011			Buildings with repair works in progress (not yet completed) as at 4 March 2011		
		No. of buildings	Total cost of repair works (\$)	Total consultant's supervision charge (\$)	No. of buildings	Total estimated cost of repair works (\$)	Total estimated consultant's supervision charge (\$)
Central and West	6 Storeys or less	7	641,000	84,000	26	2,438,000	549,000
	7-15 Storeys	1	46,000	12,000	2	275,000	56,000
Wanchai	6 Storeys or less	2	125,000	41,000	3	447,000	82,000
	7-15 Storeys	1	132,000	22,000	0	0	0
Eastern	6 Storeys or less	2	591,000	51,000	6	579,000	116,000
	7-15 Storeys	0	0	0	0	0	0
Southern	6 Storeys or less	0	0	0	3	140,000	32,000
	7-15 Storeys	0	0	0	0	0	0
Shamshuipo	6 Storeys or less	8	948,000	253,000	21	5,624,000	656,000
	7-15 Storeys	11	2,901,000	417,000	12	6,330,000	579,000
Kowloon City	6 Storeys or less	5	520,000	105,000	11	2,970,000	321,000
	7-15 Storeys	7	599,000	127,000	82	28,215,000	2,710,000
Yau Tsim Mong	6 Storeys or less	0	0	0	13	3,505,000	483,000
	7-15 Storeys	2	443,000	61,000	15	5,129,000	599,000
Kwun Tong	6 Storeys or less	2	495,000	52,000	7	2,520,000	222,000
	7-15 Storeys	0	0	0	1	314,000	34,000
Tsuen Wan	6 Storeys or less	0	0	0	24	1,012,000	152,000
	7-15 Storeys	0	0	0	1	8,000	2,000
Tai Po	6 Storeys or less	0	0	0	3	626,000	87,000
	7-15 Storeys	0	0	0	0	0	0
Yuen Long	6 Storeys or less	0	0	0	2	969,000	65,000
	7-15 Storeys	0	0	0	0	0	0
North	6 Storeys or less	0	0	0	6	934,594	120,141
	7-15 Storeys	0	0	0	0	0	0
Total		48			238		

\* Note: No building involved is above 15 storeys.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)102**

Question Serial No.

2965

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2011-12, the Buildings Department will adopt a revised enforcement policy against unauthorised structures, extending the scope of unauthorised building works subject to immediate enforcement action to those on rooftops, flat roofs, yards and lanes. In this connection, how much additional resources will have to be allocated for conducting the enhanced enforcement actions?

Asked by : Hon. LAU Kin-ye, Miriam

Reply :

From 1 April 2011 onwards, the Buildings Department (BD) will launch large-scale operations to enforce against actionable unauthorised building works including unauthorised structures on rooftops and flat roofs, as well as those in yards and lanes in respect of 500 target buildings each year. The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 additional professional and technical staff proposed for allocation to the Department in 2011-12 will be used to carry out the aforementioned operation as part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme.

Signature \_\_\_\_\_

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

AU Choi-kai

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

Director of Buildings

Date \_\_\_\_\_

16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)103**

Question Serial No.

3306

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Financial Secretary mentioned in his Speech that a barrier-free environment would be provided for the disabled in order to help them live independently and integrate into the community. Please advise:

- (a) the respective numbers of existing private buildings and government buildings to which the Design Manual 1997 and Design Manual 2008 do not apply; and
- (b) whether assessment has been made on the expenditure to be required if the private and government buildings mentioned in (a) above were to comply with the standards set out in the Design Manual 1997 or Design Manual 2008. If yes, how much is the estimated expenditure? If no, will an assessment be made? What will be the manpower and expenditure required for the assessment concerned, and which department will be responsible for the work?

Asked by : Hon. LAU Wai-hing, Emily

Reply :

- (a) The Design Manual issued in 1997 was not applicable to the some 34 000 private buildings constructed before the implementation of the Design Manual in 1997, and the Design Manual issued in 2008 was not applicable to another some 7 000 private buildings constructed after the implementation of the Design Manual in 1997 but before the implementation of the Design Manual in 2008. It is the established policy of the Government and the Housing Authority (HA) to comply with the prevailing requirements in the Design Manuals and, where practicable, achieve standards beyond the statutory requirements in the provision of barrier-free access and facilities.

- (b) The Design Manuals issued in 1997 and 2008 have no retrospective effect on private buildings constructed before the implementation of the Manuals. The Government has no plan to assess the expenditure required for existing private buildings to retrospectively comply with the requirements stipulated in the Design Manuals issued in 1997 or 2008.

As regards Government buildings, to speed up the progress of upgrading the barrier-free facilities in existing Government premises and facilities which have a frequent public interface to the latest design standards, the Architectural Services Department and other works departments, in collaboration with managing departments of these premises and facilities, will implement a major retrofitting programme covering about 3 700 Government premises and facilities. Works in 85% of these premises and facilities will be completed by June 2012 and the remainder by June 2014.

In tandem, the HA has also devised a retrofitting programme to improve the accessibility of the properties under its management. Most of the improvement works at 155 public rental housing estates, 23 commercial centres and 119 carparks will be implemented by 30 June 2012. To strike a balance between the progress of improvement works and service interruption and nuisances to tenants, the HA will schedule some of the improvement works for completion by 30 June 2014. To tie in with HA's lift modernisation programme, a small proportion of improvement works will be completed by 2016-2017.

The estimated total expenditure for the retrofitting programmes for the Government and HA venues is around \$1.3 billion.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 18.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)104**

Question Serial No.

1192

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department will create 177 posts in 2011-12. What are the job nature and salaries of these posts?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The 177 new posts include one Assistant Director post (Directorate Pay Scale Point D2 (\$117,950 - \$129,000)), 75 professional posts (i.e. 10 Senior Building Surveyor/Senior Structural Engineer and 65 Building Surveyor/Structural Engineer posts (Master Pay Scale Points 30 to 49 (\$42,410 - \$89,140)) , 62 technical posts (i.e. eight Senior Survey Officer (Building)/Senior Technical Officer (Structural) and 54 Survey Officer (Building)/Technical Officer (Structural) posts (Master Pay Scale Points 9 to 29 (\$14,975 - \$40,515)), as well as 39 general grades posts (such as Information Officer, Executive Officer, Accounting Officer and Clerical Officer grades posts (Master Pay Scale Points 1 to 33 (\$9,040 - \$48,670))). These posts are created to assist the Buildings Department to implement the new package of measures to enhance building safety. The new initiatives include large-scale operations for removal of unauthorised building works, inspection and repair of dilapidated buildings, public education and publicity programmes, the proposed Mandatory Building Inspection Scheme/ Mandatory Window Inspection Scheme, the proposed signboard control system, etc. to enhance building safety and to strengthen the support services of the Department.

Signature \_\_\_\_\_

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

AU Choi-kai

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

Director of Buildings

Date \_\_\_\_\_

16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)105**

Question Serial No.

1193

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2011-12, the Administration will increase funding for stepping up building safety initiatives. Please advise :

- (4) the new initiatives concerned, their work details and implementation schedules ; and
- (5) the amount of resources and number of staff involved in each of the new initiatives.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

- (a) The Government will adopt a new multi-pronged approach to enhance building safety in Hong Kong. The approach will cover the following four major areas, namely legislation, enforcement, support and assistance to owners, and publicity and public education. Details of the new initiatives to be implemented by the Buildings Department (BD) from 1 April 2011 onwards are as follows:

*(i) Legislation*

We will implement/pursue the following legislative proposals –

- (1) implementation of the minor works control system;
- (2) putting certain works for subdivision of flats under the minor works control system;
- (3) implementation of the proposed Mandatory Building and Window Inspection Schemes;

- (4) introduction of the proposed signboard control scheme; and
- (5) introduction of legislative amendments to provide enhanced deterrent effect against non-compliance of statutory orders.

*(ii) Enforcement*

We will conduct large-scale operations against –

- (1) actionable UBWs including those on rooftops and flat roofs, as well as those in yards and lanes of 500 target buildings each year;
- (2) dilapidated buildings by inspecting 500 target buildings aged below 30 years each year. Investigation/repair orders under the Buildings Ordinance (BO) will be issued to owners of buildings identified with signs of dilapidation or defects; and
- (3) sub-divided flats by inspecting 150 target buildings each year to identify irregularities of the building works associated with sub-divided flats in the buildings and to issue statutory orders for rectifying the irregularities.

*(iii) Support and Assistance to Owners*

With the BD focusing on its statutory role to take enforcement actions, and the Hong Kong Housing Society and the Urban Renewal Authority on the provision of practical advice and technical support, the three organisations will also continue to provide different forms of financial assistance to building owners in carrying out maintenance and repair works. The BD will continue to operate the Building Safety Loan Scheme.

*(iv) Publicity and Public Education*

The BD will launch large-scale publicity and public education campaign to disseminate building safety messages to building owners, occupants, building professionals, contractors, workers, property management personnel, students and the general public to foster a building safety culture. It will also launch a community monitoring programme to encourage the public to report building safety problems.

- (b) Work arising from the new initiatives will mainly be handled by the 616 existing professional and technical staff in the Existing Buildings Divisions and Support Division of the BD, together with the additional 132 professional and technical staff proposed for allocation to the Department in 2011-12. As the carrying out of these initiatives is part of the staff's overall duties to implement the Department's building safety and maintenance enforcement programme, it is not possible to provide a separate breakdown of the manpower for each individual initiative.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)106**

Question Serial No.

1194

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Will the Administration advise on the amount of resources and number of staff estimated to be involved in the Mandatory Building Inspection Scheme (MBIS) and in the Mandatory Window Inspection Scheme (MWIS)?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The proposed Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) are a part of the overall package of measures to enhance building safety in Hong Kong. The Schemes are closely linked with other large-scale operations to be launched by the Buildings Department (BD). For instance, buildings identified with unauthorised building works (UBWs) in the MBIS may be included in large-scale operations for removal of UBWs, while those with poor maintenance identified through inspections/ complaints may be included in the MBIS.

Work arising from the MBIS, MWIS, as well as other building safety and maintenance enforcement programmes, will be handled by the 477 existing professional and technical staff of the Existing Buildings Divisions of the BD together with the 124 additional professional and technical staff proposed for allocation to the Department in 2011-12. It is not possible to provide a breakdown of the total manpower and expenditure solely for handling enforcement work for MBIS and MWIS target buildings.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)107**

Question Serial No.

1195

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under “Matters Requiring Special Attention in 2011-12”, the Administration indicates that three large-scale operations (LSOs) will be initiated. Please advise :

- (a) whether targets have been set for the three new LSOs ;
- (b) the criteria by which the target buildings will be identified ; and
- (c) the number of target buildings in each of the three new LSOs.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

- (a) From 1 April 2011 onwards, the Buildings Department (BD) will initiate three types of large-scale operations (LSOs) to: (i) remove actionable unauthorised building works (UBWs) covered under a revised and wider definition, including unauthorised structures on rooftops and flat roofs as well as those in yards and lanes, in respect of 500 target buildings to be selected each year (LSO on UBWs Removal); (ii) inspect and issue repair or investigation orders as necessary to 500 target buildings each year to require repair or remedy of defects or dilapidation found in these buildings (LSO on Repair/Investigation Orders); and (iii) inspect 150 target buildings each year to tackle potential irregularities of building works associated with sub-divided flats (LSO on Sub-divided Flats).
- (b) For the three types of LSOs, the selection criteria of target buildings include existence of UBWs on rooftops or flat roofs or UBWs in yards or lanes; building age and signs of building defect and dilapidation; and existence of fire safety or water seepage problems or signs of overloading arising from the building works associated with sub-division of flats.

- (c) As mentioned in (a) above, the target for the LSO on UBWs Removal, LSO on Repair/Investigation Orders and LSO on Sub-divided Flats for the financial year 2011-12 are 500, 500 and 150 buildings respectively.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)108**

Question Serial No.

3103

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under "Matters Requiring Special Attention in 2011-12", the Buildings Department (BD) will launch a community monitoring programme to encourage the public to report building safety problems. Please advise on:

- (a) the details of the programme, and the resources and manpower involved;
- (b) how the BD will follow up such reports from the public.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

- (a)&(b) Building safety is a highly complex and multi-faceted issue. Tackling the problem of building neglect requires the co-operation of all members of the community. As such, the Buildings Department (BD) will work in partnership with building owners, building professionals and contractors as well as other members of the community by leveraging on the self-awareness of all stakeholders involved to properly observe building safety.

The "community monitoring programme" aims to mobilise members of the community to play a part to report building safety problems. For example, if a security guard of a building suspects that unauthorised building works (UBWs) are being carried out in a flat unit, he should report the case to the building management office or owners' corporation as well as the Buildings Department (BD). Members of the public can report building safety problems to the BD through the existing hotline (2626 1616), the 1823 Call Centre, e-mail (enquiry@bd.gov.hk), facsimile (2537 4992) or in writing. In addition, an on-line reporting system through the BD's website is being developed.

Upon receipt of a report, staff of the BD will take appropriate follow-up actions. In most cases, this involves a site inspection to ascertain the condition of the concerned building. If actionable UBWs or dilapidation are found during the inspection, the BD will issue statutory orders to the owners concerned requiring removal of the UBWs or repair of the building and register the orders in the Land Registry as an encumbrance of the property title. In the event that an owner fails to comply with the statutory order without reasonable excuse, the BD will consider instigating prosecution against the owner and carrying out the works required by the order in default of the owner.

As regards the resource and manpower implications, these reports will be handled by the existing 477 professional and technical staff of the Existing Buildings Divisions (EBDs) of the BD together with the additional resources of 124 professional and technical staff proposed to be allocated to the Department in 2011-12 as part of their overall duties to implement the Department's building safety and maintenance enforcement programme. In addition, the BD will continue to outsource part of the inspection and investigation work involved to private sector consultants. It is not possible to provide a breakdown of the manpower and expenditure involved solely in implementing the "community monitoring programme".

Signature	_____
Name in block letters	_____ AU Choi-kai _____
Post Title	_____ Director of Buildings _____
Date	_____ 17.3.2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)109**

Question Serial No.

0467

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In each of the past three years, how many orders have been served by the Department on building owners requiring them to reinstate their flats when the flat layouts were found to deviate from the original plans of the buildings? For those cases in which the owners have complied with the orders and completed the works, what was the average time taken from the service of the orders to the completion of works; and what was the time taken by the longest case? For those cases in which the owners could not be found or failed to comply with the orders and ultimately the Building Authority had to carry out the works, what was the number of such cases, the costs of such works involved, the number of cases still pending recovery of costs and the amount of outstanding costs?

Asked by : Hon. LEE Wai-king, Starry

Reply :

In 2008, 2009 and 2010, the Buildings Department (BD) issued 34, 12 and 20 removal orders respectively to owners requiring them to remove the UBWs involved in sub-division of their flats and reinstate their flats to accord with the original approved plans of the buildings. As there is a lapse of time between the issue of orders and completion of rectification works, cases complied with in a year may not necessarily correspond to the orders issued in the same year. For the 41 cases the rectification works of which were completed within the past three years, the average time that the owners took to comply with the removal orders was about 11 months. The longest period for compliance was 37 months, in which a substantial part of the compliance time was for processing the owner's appeal against the removal order before the required works were commenced by the owner. For the completed cases, all owners had complied with the orders themselves, either upon receipt of the orders or upon initiation of prosecution action by the BD, without the need for the Building Authority to carry out the works in default of the owners. For the removal orders issued in the past three years but not yet complied with by the owners, the BD has

been monitoring the cases and they are at different stages of follow-up action. For instance, some owners are arranging for rectification works while some have lodged appeals which are being processed. So far, there have been no cases with missing owners or cases requiring the BD to carry out default works.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)110**

Question Serial No.

0468

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Joint Office (JO) established by the Buildings Department and the Food and Environmental Hygiene Department is dedicated to handling complaints on water seepage in buildings. For the proven cases, the JO may issue Nuisance Notices to parties concerned or apply to the Court for Nuisance Orders. Those who fail to comply with the Notices or Orders may be prosecuted. In this connection, will the Government inform this Committee that in the past three years, how many water seepage complaints did the JO receive? Among them, how many complaints have the source of seepage identified? On average, what was the time required from the receipt of a complaint to the identification of the source of seepage? In these three years, how many Nuisance Notices did the JO issue, how many applications for Nuisance Orders did the JO make to the Court, and how many prosecution cases did the JO instigate? Among the prosecution cases, how many of those concerned were convicted and what were the penalties?

Asked by : Hon. LEE Wai-king, Starry

Reply :

Water seepage in private premises is primarily a matter of building management and maintenance for property owners. However, if the problem of water seepage causes public health nuisance, building structural safety risks or wastage of water, the Government will consider intervention by exercising the relevant statutory powers. Based on this principle, the Food and Environmental Hygiene Department and the Buildings Department have established the Joint Office (JO) as a pilot programme since 2006 to assist members of the public to tackle the water seepage problems for which the relevant authorities have a role.

Identification of the possible source of water seepage is not a straightforward matter and is often complicated by the fact that there may be more than one possible source of water seepage in a single case. As a result, a series of non-destructive tests may have to be performed to try to identify the source of seepage and this will require the time and patience of all parties, especially those of the owners/occupiers concerned. Cooperation of all owners/occupiers involved is critical for JO staff to enter their premises and conduct multiple tests to identify the source of water seepage. With the full cooperation of concerned parties, an investigation can normally be concluded within around 130 days (90 working days). However, in many cases, repeated arrangements have to be made with the complainants on the timing for site inspections and consents of respondents have to be sought to allow multiple inspections inside their premises. It will take an even longer time if the JO has to apply to the Court for a warrant to gain entry into the premises concerned for investigation. Based on our experience, such cases generally each takes about 170 days from the receipt of a complaint to the completion of an investigation.

The relevant statistics of the cases that the JO handled (either screened out or with investigation concluded) in 2008, 2009 and 2010 are tabulated below. The JO will only conclude a case if the seepage has ceased during the investigation, the source has been identified, or the source cannot be identified after due investigation. As there is a lapse of time between receipt of a complaint and completion of handling of a case, the complaints handled in a year does not necessarily correspond to the complaints received in that year. The remaining cases are being followed up by the JO and are under various stages of investigation.

<b>Number of Cases</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
Number of cases received <sup>Note 1</sup>	21 717	21 769	25 717
Total number of cases handled	16 708	18 237	22 971
Number of cases screened out <sup>Note 2</sup>	7 144	8 115	11 051
Total number of cases with investigations concluded :	9 564	10 122	11 920
- Number of cases with seepage ceased during investigation	4 102	3 876	4 861
- Number of cases with source identified	4 476	4 813	4 737
- Number of cases with source cannot be identified	986	1 433	2 322
Number of Nuisance Notices issued	2 101	3 581	3 379
Number of Nuisance Orders granted by Court	8	29	40
Number of prosecution	42	132	145
Number of conviction	37	76	121
Range of fine	\$500-\$4,000	\$300-\$5,000	\$500-\$6,000



Note 1 As there is a lapse of time between receipt of a complaint and completion of processing of a case, the number of complaints processed in a year does not necessarily correspond to the number of complaints received in that year.

Note 2 The JO has prescribed standards and requirements for the investigation of sources of water seepage. Some water seepage complaints received do not involve public health nuisance, building structural safety risks or wastage of water, and hence do not fall within the scope of follow-up action under the statutory authority of the JO. There are also cases where the complaints are falsified, the seepage has stopped or the complainants have withdrawn their complaints, etc. Such cases will be screened out by the JO, and investigation into the sources of water seepage will not be conducted for such cases.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)111**

Question Serial No.

0472

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under the Buildings Ordinance, where a building has been rendered dangerous, dilapidated or defective, the Building Authority (i.e. Director of Buildings) has the responsibility to serve an order in writing to the owner requiring the demolition or repair of such building. Where the owner cannot be found or fails to comply with the order, the Building Authority may carry out the works concerned and recover the cost of such works from that owner. Will the Government inform this Committee:

- (a) of the number of demolition and repair orders issued for the various districts throughout Hong Kong over the past three years.
- (b) of the average duration between the issuance of orders and completion of works in respect of the compliance cases in which the owners have completed the works specified in the orders issued by the Department. What is the longest duration for such cases?
- (c) of the number of cases which ultimately required the Building Authority to carry out the works, the costs of such works involved, the number of cases still pending recovery of the costs and the costs involved.

Asked by : Hon. LEE Wai-king, Starry

Reply :

- (a) In the past three years, the Buildings Department (BD) has issued a total of 4 316 statutory repair orders. The distribution of the orders by districts is as follows :

Calendar Year \ District	2008	2009	2010
Central and Western	134	137	282
Wan Chai	73	96	157
Eastern	86	113	211
Southern	18	83	84
Kwun Tong	43	34	46
Sham Shui Po	139	137	360
Yau Tsim Mong	134	189	425
Kowloon City	86	150	472
Wong Tai Sin	26	16	37
Islands	27	20	2
Tsuen Wan	61	68	55
Sai Kung	21	19	17
Sha Tin	13	18	24
Tai Po	14	12	11
Yuen Long	11	11	13
North	21	12	25
Kwai Tsing	16	20	17
Tuen Mun	4	8	8
Total	927	1 143	2 246

The number of demolition orders issued in 2008, 2009 and 2010 are two, five and one respectively. The demolition orders issued in 2008 and 2009 are all in Islands District, whilst the one issued in 2010 is in Sai Kung District.

- (b) Regarding the demolition or repair orders issued in the aforementioned period and where the owners had completed the works specified in the orders, the average duration between the issuance of orders and completion of works is around eight months. Amongst these cases, the longest duration for compliance is about 34 months.
- (c) In the past three years, the BD had engaged consultants and contractors to carry out defaulted repair works for about 700 cases on behalf of the owners. The total cost is about \$37 million. The BD has been pursuing cost recovery actions under the Buildings Ordinance (Cap. 123) for about 160 cases which involve a total cost of about \$4 million. As for the other cases, the owners have settled the costs or are settling the costs, or the works are in progress.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)112**

Question Serial No.

0473

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

For buildings under the age group of 30 to 39, 40 to 49 and 50 or above, how many times has the Government inspected each group of buildings in each of the past three years; what is the number of repair orders issued for each group of buildings; and currently, what is the number of buildings for each age group in each district?

Asked by : Hon. LEE Wai-king, Starry

Reply :

The Buildings Department (BD) carries out inspection of private buildings in Hong Kong, including those aged 30 years or above, through its regular large-scale operations and in response to reports concerning building safety issues received from members of the public. The Department also has an established programme of regular inspection of pre-war buildings at different intervals according to the condition of individual buildings. However, the Department does not maintain statistical breakdown on the number of inspections for each age group of buildings.

In the past three years, the number of statutory repair/investigation orders issued by the BD on buildings of the relevant age group are tabulated as follows :

Calendar Year	2008	2009	2010
Building Age			
30-39	206	271	243
40-49	307	342	429
50 and above	215	321	1 349
Total	728	934	2 021

The number of private buildings under each age group in each District Council district is as follows :

District	Building Age		
	30-39	40-49	50 and above
Central and Western	975	913	527
Wan Chai	555	681	521
Eastern	413	308	299
Southern	741	319	282
Kwun Tong	311	330	13
Sham Shui Po	476	617	554
Yau Tsim Mong	616	1 107	714
Kowloon City	635	633	1 145
Wong Tai Sin	90	258	13
Islands	196	57	20
Tsuen Wan	206	247	29
Sai Kung	710	124	5
Sha Tin	200	56	5
Tai Po	555	52	15
Yuen Long	504	56	68
North	153	197	75
Kwai Tsing	286	57	5
Tuen Mun	223	20	3
Total	7 845	6 032	4 293

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)113**

Question Serial No.

0474

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Joint Office (JO) established by the Buildings Department and the Food and Environmental Hygiene Department is dedicated to handling complaints on water seepage in buildings. According to the working procedure of the JO, it will acknowledge a water seepage complaint within three working days after receipt of the same, and contact the complainant within six working days to arrange to conduct investigation. If the investigation is completed within three weeks after receipt of the complaint, a detailed reply will be given to the complainant. Otherwise, a reply will be issued within one month after acknowledgement of the complaint and at appropriate intervals afterwards to inform the complainant of the progress of the investigation. In this connection, will the Administration inform this Committee that in each of the past three years, for the water seepage complaints which required investigation, what was the percentage of cases with investigations completed within three weeks after receipt of the complaints?

Asked by : Hon. LEE Wai-king, Starry

Reply :

The Joint Office (JO) has been developing internal working guidelines and milestones to monitor the progress of various stages of investigation. However, identification of the possible source(s) of water seepage is not a straightforward matter and is often complicated by the fact that there may be more than one possible source of water seepage in a single case. As a result, a series of non-destructive tests have to be performed to establish the sources of seepage and this will require the time and patience of all parties, especially those of the owners/occupiers concerned. Cooperation of all owners/occupiers involved is critical for JO staff to enter their premises and conduct multiple tests to identify the source of water seepage. With the full cooperation of concerned parties, an investigation can normally be concluded within around 130 days (90 working days). However, in many cases, repeated arrangements have to be made with the complainants on the timing for site inspections and consents of respondents have to be sought in allowing

multiple inspections inside their premises. It will take an even longer time if the JO has to apply to the Court for a warrant to gain entry into the premises concerned for investigation. The JO does not keep separate statistics on the percentage of cases with investigations completed within three weeks after receipt of the complaints.

We have been exploring means to enhance the JO's efficiency by reviewing its modus operandi, investigation methods and resource situation. For instance, the Buildings Department awarded longer contracts to its outsourced consultants in 2010 with a view to reducing the impact of turnover and length of the learning period. The Food and Environmental Hygiene Department is also making arrangements to replace a number of ENIs with Health Inspectors (HIs). These HIs are civil servants (as opposed to ENIs who are non-civil service contract staff) and will be deployed to the JO from mid-June 2011. With more experience accumulated, we expect that these HIs would speed up the processing of water seepage cases. The deployment of HIs would also help reduce the staff turnover of the JO.

With the above arrangements, we will continue to review the internal milestones against the JO's performance. Our goal is to develop the same into performance pledges. Nevertheless, the Office at this stage does not have formal performance pledges as mentioned in the question and hence does not have the statistics required in the question.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 17.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)114**

Question Serial No.

0476

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

After the building collapse incident at Ma Tau Wai Road, the Buildings Department (BD) has estimated that the number of cases under “Non-emergency services for reports on unauthorised building works (UBWs) under construction” to be attended to will rise from 5 838 in 2010 to 6 500 in 2011. In response to this increase, how will the BD arrange to provide additional resources to deal with the additional workload, and what are the details? Will it take longer time for the reports to be attended to, and what are the details?

Asked by : Hon. LEE Wai-king, Starry

Reply :

To curb the erection of new unauthorised building works (UBWs) including the re-erection of UBWs removed previously, the Buildings Department (BD) attends to and takes prompt enforcement action in response to reports on UBWs found under construction. The BD has outsourced private sector consultants to inspect and investigate into UBWs under construction. The consultant teams will carry out inspection within 48 hours upon receipt of reports from the public while the in-house staff of the BD will follow up with the necessary enforcement action. The Department's performance pledge to carry out inspection within 48 hours upon receipt of reports on UBWs under construction will remain unchanged.

The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD, together with the additional resources of 124 additional professional and technical staff proposed for allocation to the Department in 2011-12, will be responsible for the management of the consultants and the enforcement work involved. \$63 million is to be allocated in 2011-12 for hiring consultants to assist the BD in carrying out the full range of enforcement work including that against UBWs under construction. As the aforementioned work is part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme, it is not

possible to provide a breakdown of the resources solely for handling UBWs under construction.

Signature	_____
Name in block letters	_____ AU Choi-kai
Post Title	_____ Director of Buildings
Date	_____ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)115**

Question Serial No.

0477

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under the large-scale operations to be launched by the Buildings Department in 2011-12, it is estimated that 1 320 sub-divided flats will be inspected and 100 of them will be rectified of irregularities associated with the works. How much manpower will be deployed by the Department to handle this task, and what will be the number of inspections in each district?

Asked by : Hon. LEE Wai-king, Starry

Reply :

From 1 April 2011 onwards, the Buildings Department (BD) will launch a special operation to inspect 150 target buildings each year to tackle potential irregularities of building works associated with sub-divided flats, in addition to attending to individual reports and complaints concerning such cases. It is estimated that 1 320 sub-divided flats will be inspected each year in the special operation and 100 of them will require rectification of irregularities. The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 professional and technical staff proposed for allocation to the Department in 2011-12 will be used for carrying out the aforementioned operation. The BD is working out the details of its inspection plans, taking into account the scope and coverage of other types of large-scale operations to be launched by the Department. The BD will arrange to first inspect target buildings in districts and areas where sub-division of flats is known to be a common phenomenon. The estimated number of inspections in each district is not available at this stage.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)116**

Question Serial No.

0434

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the indicators of the Minor Works Control System, please provide a breakdown of minor works submissions received for Classes I, II and III minor works, and those received for Provisional Classes I and II minor works.

Asked by : Hon. LI Fung-ying

Reply :

The Minor Works Control System has been fully implemented since 31 December 2010. Under the System, minor works are categorised into three classes, namely Class I, Class II and Class III minor works, according to their scale, complexity and risk to safety. The breakdown of minor works submissions received since the System's implementation on 31 December 2010 up to 3 March 2011 is summarised in the table below. Minor works carried out by Registered Minor Works Contractors (Provisional) are also included:

Class of Minor Works	No. of Submissions Received
Class I	36
Class II	840
Class III	110

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)117**

Question Serial No.

0435

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

There are 177 posts to be created under this Programme. Please give information on these posts, including their job contents and payroll costs.

Asked by : Hon. LI Fung-ying

Reply :

The 177 new posts include one Assistant Director post, 75 professional posts (i.e. 10 Senior Building Surveyor/Senior Structural Engineer and 65 Building Surveyor and Structural Engineer posts), 62 technical posts (i.e. eight Senior Survey Officer (Building)/Senior Technical Officer (Structural) and 54 Survey Officer (Building) and Technical Officer (Structural) posts), as well as 39 general grades posts (such as Information Officer, Executive Officer, Accounting Officer and Clerical Officer grades posts). These posts are created to assist the Department to implement new initiatives including large-scale operations for removal of unauthorised building works and investigation and repair of dilapidated buildings, public education and publicity programme, implementation and enforcement of the proposed Mandatory Building Inspection Scheme/Mandatory Window Inspection Scheme and the proposed signboards control system, etc. to enhance building safety in Hong Kong and to strengthen the support services of the Department. The estimated expenditure is \$74.4M per year.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)118**

Question Serial No.

0437

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under "Matters Requiring Special Attention in 2011-12", the Buildings Department will assist the Development Bureau to amend the Buildings Ordinance for the introduction of a signboard control system to deal with around 190 000 existing unauthorised signboards. Please list, by District Council district, the number of signboards and the number of signboards to be removed or repaired.

Asked by : Hon. LI Fung-ying

Reply :

The Buildings Department (BD) does not have information on the geographic distribution of existing unauthorised signboards in the territory. However, it is estimated that currently there are about 190 000 unauthorised signboards in Hong Kong and most of them are in active use by business operations. The BD will engage private sector consultants in 2011 to conduct a stock-taking exercise of all unauthorised building works (including unauthorised signboards) on exteriors of private buildings in Hong Kong. More details on existing unauthorised signboards will be available upon completion of the stock-taking exercise.

In addition, we propose to bring in a statutory control scheme, similar to the one for specified minor building works (small canopies, drying racks and supporting frames for air-conditioners) under the Building (Minor Works) Regulation (Cap. 123 sub. leg. N), under which the continued use of certain existing unauthorised signboards (e.g. within stipulated dimensional requirements, not blocking operation of emergency vehicles, etc.) will be allowed after safety checks by registered building professionals or registered contractors. The safety checking has to be renewed once every five years. Unauthorised signboards not joining the scheme will be subject to the BD's enforcement actions. Regarding new signboards, small ones will be subject to the minor works control system, while larger ones will continue to require the prior approval and consent of the BD before installation.

With the new schemes, the BD will in time establish a comprehensive database of all

- 2 -

signboards in Hong Kong and have a firmer grasp of their safety conditions to facilitate control and enforcement action.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 16.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)119**

Question Serial No.

0740

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the operation of the Joint Office (JO) with the Food and Environmental Hygiene Department, will the Buildings Department provide:

- (a) the number of water seepage cases in existing buildings received by the JO, the number of cases with investigation commenced, the number of cases completed / concluded, the number of cases with seepage source identified, the number of Nuisance Notices issued and the number of applications made to the Court for granting Nuisance Orders. Please list the figures for the past three years by District Council constituency.
- (b) the average time required between the receipt of complaints and the identification of seepage source; and for the prosecution cases, the average time required between the identification of seepage source and the instigation of prosecution.
- (c) the number of cases that require the following time spans between the receipt of complaints and the completion/conclusion of the cases:

60 days or below;  
61 days to 120 days;  
121 days to 180 days;  
181 days to 240 days; and  
241 days or above.

Asked by : Hon. LI Fung-ying

Reply :

Water seepage in private premises is primarily a matter of building management and maintenance for property owners. However, if the problem of water seepage causes public health nuisance, building structural safety risks or wastage of water, the Government will consider intervention by exercising the relevant statutory powers. Based on this principle, the Food and Environmental Hygiene Department and the Buildings Department have established the Joint Office (JO) as a pilot programme since 2006 to assist members of the public to tackle some of the water seepage problems.

- (a) The relevant statistics of water seepage cases received and handled by the JO are tabulated in Tables 1 and 2 below:

Table 1: Statistics on Case Processed

District Council	No. of cases received <sup>Note 1</sup>			No. of cases handled (No. of cases screened out <sup>Note 2</sup> )			No. of cases with source identified		
	2008	2009	2010	2008	2009	2010	2008	2009	2010
Central & Western	1 085	1 014	1 338	736 (241)	952 (449)	1 109 (298)	204	304	142
Wanchai	1 071	874	908	723 (415)	876 (523)	819 (573)	120	214	127
Southern	924	905	1 132	512 (95)	781 (120)	844 (160)	182	356	248
Eastern	2 555	2 761	3 169	1 501 (732)	2 496 (1 223)	3 912 (2 478)	282	667	579
Kwun Tong	1 309	1 494	1 675	959 (552)	1 204 (654)	1 660 (741)	152	143	323
Wong Tai Sin	672	763	980	351 (147)	358 (127)	419 (139)	61	49	87
Islands	185	103	121	144 (45)	108 (47)	95 (63)	24	19	20
Yuen Long	519	509	613	504 (272)	499 (230)	426 (183)	105	150	73
North	444	564	663	356 (154)	366 (89)	469 (92)	95	92	140
Shatin	1 406	1 509	2 003	934 (360)	962 (315)	1 490 (730)	224	240	213
Sai Kung	520	518	695	644 (178)	498 (239)	668 (378)	124	123	98
Tai Po	594	626	752	348 (173)	674 (302)	635 (346)	102	174	122

District Council	No. of cases received <sup>Note 1</sup>			No. of cases handled (No. of cases screened out <sup>Note 2</sup> )			No. of cases with source identified		
	2008	2009	2010	2008	2009	2010	2008	2009	2010
Kowloon City	2 641	2 637	3 116	2 354 (1 212)	2 346 (1 325)	2 892 (1 600)	586	359	381
Sham Shui Po	1 754	1 640	1 826	1 666 (525)	1 420 (588)	1 704 (742)	587	396	386
Yau Tsim Mong	2 249	2 298	2 441	1 931 (858)	1 805 (619)	1 853 (597)	653	722	791
Kwai Tsing	996	930	1 188	714 (295)	654 (246)	1 148 (516)	222	181	357
Tsuen Wan	1 306	1 093	1 330	1 159 (466)	685 (264)	939 (417)	428	258	324
Tuen Mun	1 487	1 531	1 767	1 172 (424)	1 553 (755)	1 889 (998)	325	366	326
Total	21 717	21 769	25 717	16 708 (7 144)	18 237 (8 115)	22 971 (11 051)	4 476	4 813	4 737

Table 2: Statistics on Follow-up Actions

District Council	No. of Nuisance Notices issued			No. of Nuisance Orders granted by Court		
	2008	2009	2010	2008	2009	2010
Central & Western	112	297	91	0	0	0
Wanchai	80	166	50	1	0	4
Southern	95	216	177	0	0	0
Eastern	139	485	650	1	4	7
Kwun Tong	122	142	269	0	3	0
Wong Tai Sin	52	49	42	0	2	1
Islands	4	32	15	0	0	1
Yuen Long	55	90	121	0	1	0
North	63	83	81	0	1	0
Shatin	197	362	216	0	6	3
Sai Kung	54	132	104	0	0	0
Tai Po	67	108	151	2	4	4
Kowloon City	301	271	321	2	5	6

District Council	No. of Nuisance Notices issued			No. of Nuisance Orders granted by Court		
	2008	2009	2010	2008	2009	2010
Sham Shui Po	174	159	130	1	0	2
Yau Tsim Mong	199	282	329	0	1	1
Kwai Tsing	74	156	202	0	0	1
Tsuen Wan	185	403	295	1	1	8
Tuen Mun	128	148	135	0	1	2
Total	2101	3581	3379	8	29	40

Note 1: As there is a lapse of time between receipt of a complaint and completion of processing of a case, the number of complaints processed in a year does not necessarily correspond to the number of complaints received in that year.

Note 2: The JO has prescribed standards and requirements for the investigation of sources of water seepage. Some water seepage complaints received do not involve public health nuisance, building structural safety risks or wastage of water, and hence do not fall within the scope of follow-up action under the statutory authority of the JO. There are also cases where the complaints are falsified, the seepage has stopped or the complainants have withdrawn their complaints, etc. Such cases will be screened out by the JO, and investigation into the sources of water seepage will not be conducted for such cases.

(b) & (c) Identification of the possible source of water seepage is not a straightforward matter and is often complicated by the fact that there may be more than one possible source of water seepage in a single case. As a result, a series of non-destructive tests have to be performed to establish the source of seepage and this will take much time and patience of all parties, especially those of the owners/occupiers concerned. Cooperation of the owners/occupiers involved is critical for JO staff to enter their premises and conduct multiple tests to identify the source of water seepage. With the full cooperation of the parties concerned, an investigation can normally be concluded within around 130 days (90 working days). However, in many cases, repeated arrangements have to be made with the complainants on timing for site inspections and consents of respondents have to be sought to allow multiple inspections inside the premises. It will take an even longer time if the JO has to apply to the Court for a warrant to gain entry into the concerned premises for investigation. Based on our experience, such cases generally each takes

about 170 days from the receipt of a complaint to the completion of an investigation. The JO does not keep detailed breakdown of cases between the receipt of complaints and the completion/conclusion of the cases, or between the identification of seepage source and the instigation of prosecution.

Signature	_____
Name in block letters	_____ AU Choi-kai _____
Post Title	_____ Director of Buildings _____
Date	_____ 17.3.2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)120**

Question Serial No.

2607

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the continued operation of the pilot Joint Office (JO) with the Food and Environmental Hygiene Department, will the Buildings Department provide information on the number of complaint cases of water seepage handled by the JO in the past three years (i.e. 2008-09 to 2010-11), the types of cases handled, the follow-up actions taken, and the estimated number of cases to be handled in 2011-12?

Asked by : Hon. LI Fung-ying

Reply :

The relevant statistics of the complaint cases of water seepage handled by the Joint Office (JO) is tabulated below -

<b>Number of Cases</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
Total number of cases handled	16 708	18 237	22 971
Number of cases screened out <sup>Note</sup>	7 144	8 115	11 051
Total number of cases with investigation concluded	9 564	10 122	11 920
- Number of cases with seepage ceased during investigation	4 102	3 876	4 861
- Number of cases with source identified	4 476	4 813	4 737
- Number of cases with source cannot be identified	986	1 433	2 322
Number of Nuisance Notices issued	2 101	3 581	3379
Number of Nuisance Orders granted by Court	8	29	40
Number of prosecution	42	132	145
Number of conviction	37	76	121

Note: The JO has prescribed standards and requirements for the investigation of sources of water seepage. Some water seepage complaints received do not involve public health nuisance, building structural safety risks or wastage of water, and hence do not fall within the scope of follow-up action under the statutory authority of the JO. There are also cases where the complaints are falsified, the seepage has stopped or the complainants have withdrawn their complaints, etc. Such cases will be screened out by the JO, and investigation into the sources of water seepage will not be conducted for such cases.

Upon receipt of a water seepage complaint, staff of the JO will make arrangements with the complainant to enter his premises for a site visit. If the case satisfies the prescribed standards and requirements mentioned in the note above, staff of the JO will carry out the initial investigation. Various tests, chosen based on the actual situation of the case, will be conducted. For those cases in which the source(s) of seepage cannot be reliably confirmed during the initial investigation, the JO will conduct a further round of detailed investigation and consider adopting additional types of investigation techniques. Based on the results of the tests, the JO will take appropriate follow-up actions including the issuance of Nuisance Notices, Nuisance Orders and making prosecutions.

The estimated number of water seepage cases that will be handled by the JO in 2011 is 23 000.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai \_\_\_\_\_

Post Title \_\_\_\_\_ Director of Buildings \_\_\_\_\_

Date \_\_\_\_\_ 16.3.2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)121**

Question Serial No.

0159

Head : 82 Buildings Department

Subhead (No. & title) :  
000 Operational expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department has estimated that there will be an increase of 176 posts in 2011-12. In this connection, will the Government inform this Committee:

- (a) How much expenditure is involved for the increase of these posts?
- (b) Are these posts permanent ones? If not, what kinds of posts are they?
- (c) What are the titles and job details of these posts?

Asked by : Hon. PAN Pey-chyou

Reply :

- (a) The estimated expenditure for the 176 posts planned to be created in the Buildings Department in 2011-12 is \$72.8M per year.
- (b) The 176 posts to be created are all civil service posts.
- (c) The 176 new posts include 75 professional posts (i.e. 10 Senior Building Surveyor / Senior Structural Engineer and 65 Building Surveyor / Structural Engineer posts), 62 technical posts (i.e. eight Senior Survey Officer (Building) / Senior Technical Officer (Structural) and 54 Survey Officer (Building) / Technical Officer (Structural) posts), as well as 39 general grades posts (such as Information Officer, Executive Officer, Accounting Officer and Clerical Officer grades posts). These posts are created to implement the Department's new initiatives, including large-scale operations for removal of unauthorised building works and investigation and repair of dilapidated buildings, public education and publicity programme, implementation and enforcement of the proposed Mandatory Building Inspection Scheme/ Mandatory Window Inspection Scheme and the proposed signboard control system, etc. to enhance



building safety in Hong Kong and to strengthen the support services of the Department.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)122**

Question Serial No.

1642

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2011-12, the Buildings Department will increase 176 non-directorate posts. What are the justifications for such an increase? What is the actual expenditure involved? Please also provide a breakdown of the 176 posts including their ranks and salaries, and the distribution of these posts.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

176 non-directorate posts will be created in 2011-12 to assist the Buildings Department to implement the new package of measures to enhance building safety in Hong Kong on which we have briefed the Legislative Council Panel on Development. The new initiatives include large-scale operations for removal of unauthorised building works, inspection and repair of dilapidated buildings; public education and publicity programmes, the proposed Mandatory Building Inspection Scheme/ Mandatory Window Inspection Scheme; the proposed signboards control system, etc. to enhance building safety in Hong Kong and to strengthen the support service of the Department. The estimated expenditure is \$72.8M per year. The 176 new posts include 75 professional posts (i.e. 10 Senior Building Surveyor/Senior Structural Engineer and 65 Building Surveyor/Structural Engineer posts (Master Pay Scale Points 30 to 49 (\$42,410 - \$89,140)), 62 technical posts (i.e. eight Senior Survey Officer (Building)/Senior Technical Officer (Structural) and 54 Survey Officer (Building)/Technical Officer (Structural) posts (Master Pay Scale Points 9 to 29 (\$14,975 - \$40,515)), as well as 39 general grades posts (such as Information Officer, Executive Officer, Accounting Officer and Clerical Officer grades posts (Master Pay Scale Points 1 to 33 (\$9,040 - \$48,670)).

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai \_\_\_\_\_

Post Title \_\_\_\_\_ Director of Buildings \_\_\_\_\_

Date \_\_\_\_\_ 16.3.2011 \_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)123**

Question Serial No.

3189

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the estimates of expenditure of the information technology management unit of the Buildings Department (BD):

- a. What is the estimated expenditure for 2011-12? What is the percentage change compared with the actual expenditure for 2010-11? What account for this percentage change in expenditure?
- b. What specific initiatives are involved in the estimates of expenditure for 2011-12? Which of them are ongoing and new initiatives respectively? What are the staff number, cost and implementation timetable of each initiative? Among the staff involved, how many of them are civil servants, non-civil service contract staff and staff of outsourced services respectively?
- c. Whether funds have been reserved for promoting e-engagement and public sector information access? If so, what are the specific details, including the titles and particulars of the initiatives, the manpower and cost involved, and the implementation timetable? If not, what are the reasons and will consideration be given to introducing the initiatives in the future?
- d. What are the permanent establishment and the number of existing staff and vacancies of the information technology unit? Is manpower expected to increase in the coming year? If so, how many additional posts will be created? What ranks will be involved? Will they be permanent posts? Will the staff concerned be appointed on civil service terms? If there will be no increase in manpower, what are the reasons?
- e. Has there been any comprehensive review of the effectiveness of the information technology unit? If so, what are the results and the specific improvement measures involved? If not, what are the reasons and will a review be conducted in the future?

Asked by : Hon. TAM Wai-ho, Samson

Reply :

- (a) The estimated expenditure of the Information Technology Unit (ITU) of the Buildings Department (BD) in 2011-12 is \$26.8 million which is 7% less than the revised estimate of expenditure in 2010-11. The higher expenditure in 2010-11 is due to mass replacement of old office computers.
- (b) The major ongoing projects in 2011-12 are as follows:

<b>Project</b>	<b>No. of staff required in 2011-12</b>	<b>Estimated expenditure</b>
Support and System Maintenance of : <ul style="list-style-type: none"> <li>● Building Records Access and Viewing On-line (BRAVO) System</li> <li>● Minor Works Management System</li> <li>● Building Condition Information System</li> <li>● Building Development Information System</li> <li>● Geographical Information System</li> <li>● Site Monitoring Information System</li> <li>● Loan Scheme Management System</li> </ul>	16 civil service staff  13 non-civil service contract (NCSC) staff	\$26.8 million
Support of Network Infrastructure and Facilities		
Homepage Maintenance and Enhancement		
System Procurement and Enhancement Planning		

These projects will be handled by the existing staff of ITU of the BD as part of their overall duties in information technology (IT) management. It is not possible to provide a breakdown of the manpower and the expenditure required for each project.

- (c) The BD has launched the BRAVO and the Minor Works Management System that provide members of the public with access to records of existing buildings through the Internet. Moreover, the BD is developing an on-line system for members of the public to report building safety problems through the BD's website. The BD will also continue to explore initiatives to enhance its e-services. The related work will be handled by the existing staff of ITU of the BD as part of their overall duties in IT management. It is not possible to provide a breakdown of the manpower and the expenditure required for carrying out such initiatives.

- (d) The permanent establishment, existing strength and vacancies of the ITU are as follows:

<b>Grade</b>	<b>Establishment</b>	<b>Strength</b>	<b>Vacancy</b>
Senior Building Surveyor	1	1	0
Senior Building Surveyor/Senior Structural Engineer	1	1	0
Building Surveyor	2	2	0
Structural Engineer	2	2	0
Senior Survey Officer	2	2	0
Senior Technical Officer	1	1	0
Survey Officer	1	1	0
Technical Officer	1	1	0
System Manager	1	1	0
Analyst/ Programmer 1	1	1	0
<b>Total</b>	13	13	0

The existing strength of the ITU comprises 13 civil service staff and 16 NCSC staff. They are supported by outsourced service providers. In 2011-12, the BD will convert three NCSC staff posts to permanent establishment posts. The Department will continue to engage outsourced service providers to meet the BD's short-term programming needs.

- (e) The BD has set up an internal Information Technology Steering Committee to review the manpower resources as well as the development plan of the ITU every year. The Department also conducts surveys to gauge users' views regarding the quality of services provided by the ITU. The ITU will continue to enhance its efficiency and services to the Department.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)124**

Question Serial No.

0313

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2011-12, the Administration will initiate a number of large-scale operations, including the comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes of target buildings, the inspection of dilapidated buildings to issue statutory orders and the inspection of sub-divided flats in target buildings. How much manpower will be required and what are the estimated expenditures for the aforesaid operations?

Asked by : Hon. WONG Kwok-hing

Reply :

From 1 April 2011 onwards, the Buildings Department (BD) will initiate a number of large-scale operations to : (a) remove unauthorised building works on rooftops and flat roofs, as well as those in yards and lanes in respect of 500 target buildings each year; (b) inspect and issue repair or investigation orders as necessary to 500 target buildings each year to require repair or remedy of defects or dilapidation in the buildings; and (c) inspect 150 target buildings each year to tackle potential irregularities of building works associated with sub-divided flats. The existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the BD together with the additional resources of 124 professional and technical staff proposed for allocation to the Department in 2011-12 will be responsible for carrying out the aforementioned operations. As the operations are part of the Existing Buildings Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme, it is not possible to provide a breakdown of the manpower solely for handling the operations and the expenditures involved.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 16.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)125**

Question Serial No.

1139

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of NCSC staff	( )	( )	( )	( )
Details of the positions held by NCSC staff				
Total expenditure on salaries for NCSC staff	( )	( )	( )	( )
Monthly salary range of NCSC staff				
• \$30,001 or above	( )	( )	( )	( )
• \$16,001 - \$30,000	( )	( )	( )	( )
• \$8,001 - \$16,000	( )	( )	( )	( )
• \$6,501 - \$8,000	( )	( )	( )	( )
• \$5,001 - \$6,500	( )	( )	( )	( )
• \$5,000 or below	( )	( )	( )	( )
• number of staff with monthly salary below \$5,824	( )	( )	( )	( )
• number of staff with monthly salary between \$5,824 and \$6,500				
Length of service of NCSC staff				
• 5 years or above	( )	( )	( )	( )
• 3 – 5 years	( )	( )	( )	( )
• 1 – 3 years	( )	( )	( )	( )
• less than 1 year	( )	( )	( )	( )
Number of NCSC staff successfully appointed as civil servants	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Number of NCSC staff failed to be appointed as civil servants	( )	( )	( )	( )
Percentage of NCSC staff against the total staff in the department	( )	( )	( )	( )
Percentage of staff costs for NCSC staff against the total staff costs in the department	( )	( )	( )	( )
Number of NCSC staff with paid meal break	( )	( )	( )	( )
Number of NCSC staff without paid meal break	( )	( )	( )	( )
Number of NCSC staff working 5 days per week	( )	( )	( )	( )
Number of NCSC staff working 6 days per week	( )	( )	( )	( )

Figures in ( ) denote year-on-year changes

Asked by : Hon. WONG Kwok-hing

Reply :

Information on the employment of full-time non-civil service contract (NCSC) staff is provided below. As the need for and number of NCSC staff fluctuate with changing service needs of the Buildings Department (BD), we are unable to provide information for 2011-12.

**(a) Number and job nature of NCSC staff**

	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
<b>Job nature</b>	<b>Number of NCSC staff</b>		
<b>Professional</b>	94 (-20%)	118 (-8%)	128
<b>Technical &amp; inspectorate</b>	315 (-32%)	464 (-10%)	516
<b>General administration</b>	71 (-18%)	87 (-9%)	96
<b>Total:</b>	480 (-28%)	669 (-10%)	740

**(b) Total expenditure on salary for NCSC staff**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
\$103.892M (-42%)	\$180.611M (-1%)	\$181.802M

(c) **Salaries and length of service of NCSC staff**

Monthly salary	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
\$30,001 or above	97 (-20%)	121 (-8%)	131
\$16,001 to \$30,000	121 (-26%)	163 (-15%)	191
\$8,001 to \$16,000	248 (-30%)	356 (-3%)	368
\$6,501 to \$8,000	6 (-68%)	19 (-53%)	40
\$5,001 to \$6,500	8 (-20%)	10 (0%)	10
\$5,000 or less	0 (0%)	0 (0%)	0
Less than \$5,824	0 (0%)	0 (0%)	0
\$5,824 to \$6,500	8 (-20%)	10 (0%)	10

Length of services	2010-11 (as at 31.12.2010)	2009-10 (as at 31.12.2009)	2008-09 (as at 31.12.2008)
	Number of NCSC staff		
5 years or above	152 (-5%)	160 (+15%)	139
3 years to less than 5 years	156 (0%)	156 (+39%)	112
1 year to less than 3 years	162 (-36%)	252 (-20%)	316
Less than 1 year	10 (-93%)	138 (-21%)	174
<b>Total:</b>	480 (-32% )	706 (-5%)	741

(d) **Number of NCSC staff appointed as civil servant**

2010-11* (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
3 (-95%)	59 (-29%)	83

**(e) Number of NCSC staff failed to be appointed as civil servant\*\***

2010-11* (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
0 (-100%)	##295 (+1 241%)	#22

\* As at mid-March 2011, three recruitment exercises are still in progress.

\*\* Although the applications for civil service post were not successful, the NCSC staff concerned could continue to work in their NCSC posts in the BD.

# One recruitment exercise was involved.

## Three recruitment exercises were involved

**(f) Percentage of NCSC staff against the total staff in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
33% (-8%)	41% (-4%)	45%

**(g) Percentage of staff costs for NCSC staff against the total staff costs in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
22% (-4%)	26% (-2%)	28%

**(h) Paid meal break for NCSC staff**

Meal break	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
Paid meal break	480 (-28%)	669 (-10%)	740
Unpaid meal break	0 (0%)	0 (0%)	0
<b>Total:</b>	480 (-28%)	669 (-10%)	740

**(i) Working days of NCSC staff**

<b>Working days</b>	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	<b>Number of NCSC staff</b>		
5 working days or less per week	480 (-28%)	669 (-10%)	740
More than 5 working days per week	0 (0%)	0 (0%)	0
<b>Total:</b>	480 (-28%)	669 (-10%)	740

*Figures in ( ) denote year-on-year changes*

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)126**

Question Serial No.

1140

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

On engagement of agency workers, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of contracts with employment agencies	( )	( )	( )	( )
Contract sum paid to each employment agency	( )	( )	( )	( )
Total amount of commission paid to each employment agency	( )	( )	( )	( )
Duration of service for each employment agency	( )	( )	( )	( )
Number of agency workers	( )	( )	( )	( )
Details of the positions held by agency workers				
Monthly salary range of agency workers				
• \$30,001 or above	( )	( )	( )	( )
• \$16,001 - \$30,000	( )	( )	( )	( )
• \$8,001 - \$16,000	( )	( )	( )	( )
• \$6,501 - \$8,000	( )	( )	( )	( )
• \$5,001 - \$6,500	( )	( )	( )	( )
• \$5,000 or below	( )	( )	( )	( )
• number of workers with salary below \$5,824	( )	( )	( )	( )
• number of workers with salary between \$5,824 and \$6,500	( )	( )	( )	( )
Length of service of agency workers				
• 5 years or above	( )	( )	( )	( )
• 3 - 5 years	( )	( )	( )	( )
• 1 - 3 years	( )	( )	( )	( )
• less than 1 year	( )	( )	( )	( )
Percentage of agency workers against the total staff in the department	( )	( )	( )	( )
Percentage of expenditure for employment agencies against the total staff costs in the department	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Number of workers with paid meal break	( )	( )	( )	( )
Number of workers without paid meal break	( )	( )	( )	( )
Number of workers working 5 days per week	( )	( )	( )	( )
Number of workers working 6 days per week	( )	( )	( )	( )

( ) denotes percentage of increase or decrease per year

Asked by : Hon. WONG Kwok-hing

Reply :

The information in respect of engagement of agency workers is set out below. The information provided excludes services provided under term contracts centrally administered by the Office of the Government Chief Information Officer. We are unable to provide information for 2011-12 as the need for and the number of agency workers vary over time according to the changing service needs.

**(a) The number of contracts with employment agencies (EAs)**

2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
2 (0%)	2 (0%)	2

**(b) Contract sums and duration of services**

Contract sum	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of contracts		
Less than \$0.5 million	0 (0%)	0 (0%)	0
\$0.5 million to \$1 million	0 (0%)	0 (0%)	0
Over \$1 million	2 (0%)	2 (0%)	2
<b>Total:</b>	2 (0%)	2 (0%)	2

Duration of services	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of contracts		
6 months or less	0 (0%)	0 (0%)	0
Over 6 months to 1 year	2 (0%)	2 (0%)	2
Over 1 year to 2 years	0 (0%)	0 (0%)	0
Over 2 years	0 (0%)	0 (0%)	0
<b>Total:</b>	2 (0%)	2 (0%)	2

**(c) Commission paid to EAs**

In procuring employment agency service, the Buildings Department complies with the relevant Stores and Procurement Regulations, Financial Circulars and guidelines issued by the Civil Service Bureau. These regulations and guidelines do not require departments to specify the amount or the rate of commission payable to EAs. As such, we do not have information on the commission paid to EAs.

**(d) Number and job categories of workers**

	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
<b>Number of workers</b>	194 (+12.1%)	173 (+23.6%)	140

<b>Job categories of workers</b> <sup>Note</sup>	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	<b>Number of workers</b>		
Backend office support	194 (+12.1%)	173 (+23.6%)	140
Technical services	0 (0%)	0 (0%)	0
<b>Total:</b>	194 (+12.1%)	173 (+23.6%)	140

**Note:** Agency workers are generally referred to as temporary staff and are not assigned any specific post titles. However, we have provided information of the workers by two broad job categories.

**(e) Monthly salary range of agency workers**

While all our contracts are not bound by the mandatory requirements on wage rates imposed internally by the Administration for non-skilled workers, we require the EAs to state the lowest wage they will pay to their employees. Since April 2010, we have specified in the contracts that the EAs must pay their agency workers wages not less than the average monthly wage of miscellaneous non-production workers in all selected industries published in the latest Census and Statistics Department's Quarterly Report of Wage and Payroll Statistics at the time when tenders are invited for the whole duration of the concerned service contracts. For the period from April to December 2010, the minimum monthly wages specified in the contracts ranged from \$7,183 to \$7,523. Nevertheless, we do not keep information on the wage each agency worker is receiving.



**(f) Length of service of agency workers**

An EA may arrange any of their employees who meet the requirement of the contract to work in the Department or arrange replacement agency workers during the contract period for different reasons. Therefore, we do not have information on the years of service of agency workers who are employees of the EAs and are at the disposal of the latter.

**(g) Percentage of workers against the total staff in the Department**

2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
13% (+2.5%)	10.5% (+2.7%)	7.8%

**(h) Percentage of expenditure for EAs against the total staff costs in the Department**

2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
1.7% (-0.3%)	2.0% (+0.6%)	1.4%

**(i) Paid meal break for workers**

As the agency workers are employed directly by the EAs, whether meal break is paid or not is governed by the employment contract between the two parties. We do not have information on this matter.

**(j) Working days of workers**

Working days	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of workers		
5 working days or less per week	194 (+21.3%)	160 (+14.3%)	140
More than 5 working days per week	0 (0%)	0 (0%)	0
<b>Total:</b>	194 (+21.3%)	160 (+14.3%)	140

( ) denotes percentage of increase or decrease per year

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)127**

Question Serial No.

1141

Head : 82 Buildings Department

Subhead (No. & title) :

000 Operation expenses

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

On engagement of “outsourced workers”, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of outsourced service contracts	( )	( )	( )	( )
Total expenditure for outsourced service providers	( )	( )	( )	( )
Duration of service for each outsourced service provider	( )	( )	( )	( )
Number of workers engaged through outsourced service providers	( )	( )	( )	( )
Details of the positions held by outsourced workers (e.g. customer service, property management, security, cleansing and information technology)				
Monthly salary range of outsourced workers	( )	( )	( )	( )
\$30,001 or above	( )	( )	( )	( )
\$16,001 - \$30,000	( )	( )	( )	( )
\$8,001 - \$16,000	( )	( )	( )	( )
\$6,501 - \$8,000	( )	( )	( )	( )
\$5,001 - \$6,500	( )	( )	( )	( )
\$5,000 or below	( )	( )	( )	( )
number of workers with salary below \$5,824	( )	( )	( )	( )
number of workers with salary between \$5,824 and \$6,500				
Length of service of outsourced workers				
5 years or above	( )	( )	( )	( )
3 - 5 years	( )	( )	( )	( )
1 - 3 years	( )	( )	( )	( )
less than 1 year	( )	( )	( )	( )
Percentage of outsourced workers against the total staff in the department	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Percentage of expenditure for outsourced service providers against the total staff costs in the department	( )	( )	( )	( )
Number of workers with paid meal break	( )	( )	( )	( )
Number of workers without paid meal break	( )	( )	( )	( )
Number of workers working 5 days per week	( )	( )	( )	( )
Number of workers working 6 days per week	( )	( )	( )	( )

( ) denotes percentage of increase or decrease per year

Asked by : Hon. WONG Kwok-hing

Reply :

The Buildings Department uses outsourced services in office cleansing, security and maintenance services on engineering system and equipment. The requested information is provided below. However, we are unable to provide information for 2011-12 since the need for outsourced services fluctuates with changing service needs of the Department.

**(a) Number of outsourced service contracts**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
3 (0%)	3 (0%)	3

**(b) Total expenditure for outsourced service providers (in million)**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
\$ 0.667* (-81.0%)	\$3.502 (-1.5%)	\$3.556

\* Payment for the contract on maintenance services on engineering system and equipment will be made in March 2011.

**(c) Duration of outsourced service contracts**

Duration of service	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of contracts		
6 months or less	0 (0%)	0 (0%)	0
Over 6 months to 1 year	1 (0%)	1 (0%)	1
Over 1 year to 2 years	2 (+100%)	1 (0%)	1
Over 2 years	0 (-100%)	1 (0%)	1
<b>Total:</b>	3 (0%)	3 (0%)	3

**(d) Total number of workers engaged through outsourced service providers**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
25 (+8.7%)	23 (+9.5%)	21

*Note: Both full time and part time workers are included.*

**(e) Work nature of outsourced workers**

Nature of service contracts	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of workers		
Security	2 (+100%)	1 (0%)	1
Cleansing	14 (+7.7%)	13 (+18.2%)	11
Maintenance of engineering systems and equipment	9 (0%)	9 (0%)	9
<b>Total:</b>	25 (+8.7%)	23 (+9.5%)	21

**(f) Salaries and length of service of outsourced workers**

We do not have information on the remuneration package and years of service of outsourced workers who are employees of the contractors. From time to time, the contractors may arrange replacement of outsourced workers during the contract period for different reasons or assign different workers to perform a certain type of task such as maintenance of equipment upon receipt of service call.

**(g) Percentage of workers against the total staff in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
1.7% (+0.3%)	1.4% (+0.1%)	1.3%

**(h) Percentage of expenditure for outsourced service providers against the total staff costs in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
0.1% (-0.4%)	0.5% (0%)	0.5%

**(i) Paid meal break for outsourced workers**

The outsourced workers are employees of the contractors, and whether meal break is paid or not is governed by the employment contract between the two parties. We do not have information on this matter.

**(j) Working days of outsourced workers**

<b>Working days</b>	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	<b>Number of workers</b>		
5 working days or less per week	25 (+8.7%)	23 (+9.5%)	21
More than 5 working days per week	0 (0%)	0 (0%)	0
<b>Total:</b>	25 (+8.7%)	23 (+9.5%)	21

( ) denotes percentage of increase or decrease per year

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ AU Choi-kai

Post Title \_\_\_\_\_ Director of Buildings

Date \_\_\_\_\_ 17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)128**

Question Serial No.

2536

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Administration stated that, in 2010, a one-off special operation from August 2010 to March 2011 with a plan to identify 1 000 to 2 000 abandoned/dangerous signboards over the territory for enforcement action was launched in addition to the original plan of removing/repairing 3 000 signboards. For each of these two operations, what was the manpower required and the expenditure involved?

Asked by : Hon. WONG Kwok-hing

Reply :

The work in connection with the removal of 3 000 abandoned/dangerous signboards in 2010 was handled by the existing resources of 477 professional and technical staff of the Existing Buildings Divisions of the Buildings Department (BD) as part of the Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme. It is not possible to provide a breakdown of the manpower and expenditure solely for handling abandoned/dangerous signboards.

To implement the one-off special operation from August 2010 to March 2011 to identify abandoned/dangerous signboards for enforcement action, the BD has engaged private sector consultants to carry out surveys in the territory to identify such signboards and assist the Department to take subsequent enforcement actions. The BD has earmarked about \$1 million to cover the estimated consultancy fee. The existing staff of the Existing Buildings Divisions have been monitoring the outsourced consultants' work and taking subsequent enforcement action as part of the Divisions' overall duties to implement the Department's building safety and maintenance enforcement programme.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 16.3.2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)129**

Question Serial No.

3471

Head : 33 Civil Engineering and Development Subhead (No. & title) :  
Department

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

- (a) What is the progress of construction of the improvement works at Tai O, phase 1? What is the estimated discrepancy between the actual expenditure and estimated expenditure of the works? What are the reasons for the discrepancy?
- (b) What is the progress of the design for the remaining improvement works at Tai O? Will the Department consult the locals on the improvement works? If yes, what are the details of the time table for consultation? What are the details and estimated expenditure for the improvement work?

Asked by : Hon. CHAN Tanya

Reply :

- (a) The construction of the improvement works under Tai O, Phase 1 has commenced in August 2010 for completion in mid-2012. So far, the progress has been satisfactory. While the works are still in the early stage of construction, we expect that the actual expenditure of the works will be the same as the approved project estimate at \$151 million.
- (b) The remaining improvement works at Tai O will aim to bring about new or improved elements for sustaining the local economy, culture and eco-tourism. We are working on the preliminary design of various items based on the views gathered in the previous public engagement. Further public engagement will be carried out when the preliminary design is completed by early 2012. The estimated expenditure for the improvement works can only be ascertained upon finalisation of the design.

Signature

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Name in block letters

C K HON

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Post Title

Director of Civil Engineering and Development

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Date

16.3.2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)130**

Question Serial No.

3472

Head: 33 Civil Engineering and Development Subhead (No. & title) :  
Department

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

In 2011-12, will the Department provide more resources to study on the improvement works for stilted houses? If yes, what are the details? If not, what are the reasons?

Asked by : Hon. CHAN Tanya

Reply :

The stilted houses at Tai O are private structures. The Civil Engineering and Development Department is implementing improvement works at Tai O that will be of benefit to the area and its residents, including the construction of a riverwall to alleviate the flooding risk and the interception of sewage currently discharging from the village houses directly into Tai O Creek. The works will help improve the environmental conditions of the stilted house clusters near Yat Chung.

Signature \_\_\_\_\_

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

C K HON

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

Director of Civil Engineering and Development

Date \_\_\_\_\_

17.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)131**

Question Serial No.

0526

Head : 33 Civil Engineering and Development Subhead (No. & title) :  
Department

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

It is stated that the Government will continue the detailed design for the facelift of Mui Wo in 2011-12. Will the Government advise this Committee on its progress and the anticipated date of completion?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The improvement works for Mui Wo Facelift will be implemented in phases. The detailed design for Phase 1 is being carried out and is expected to be completed by the second half of 2011. For the remaining phases, we are working on the preliminary design based on the views gathered in the previous public engagement. Further public engagement will be carried out when the draft design is ready.

Signature \_\_\_\_\_

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

C K HON

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

Director of Civil Engineering and Development

Date \_\_\_\_\_

16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)132**

Question Serial No.

0234

Head : 33 Civil Engineering and Development Department      Subhead (No. & title) :

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The Hung Shui Kiu (HSK) development project was put forward several years ago and keeps changing. Under "Matters requiring special attention in 2011-12", it is stated that the planning and engineering study on HSK New Development Area (NDA) will be commenced. Will the Department advise that:

- (a) Is there any programme for the planning study? If yes, what are the details? If no, what are the reasons?
- (b) The amount of allocation this year and the estimated total for the implementation of the project;
- (c) Is the capacity to accommodate 160 000 population considered as the final consideration in the planning study? If yes, what are the details? If not, what are the reasons? and
- (d) According to the planning of Hong Kong-Shenzhen Western Express Link, HSK area will become a boundary crossing point. Will the development in that area be maintained as environmentally-friendly and low density? If yes, what are the details? If not, what are the reasons?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) Subject to the approval by the Finance Committee, the planning and engineering study for Hung Shui Kiu (HSK) New Development Area (NDA) (the "Study") is scheduled to commence in the third quarter of 2011 with a study period of 30 months.

- (b) The project estimate of the said Study is \$70.4 million in money-of-the-day prices. The estimated expenditure for 2011-12 is \$3.128 million.
- (c) There is no pre-determined figure on the population to be accommodated at the HSK NDA. The planned population of the NDA will be subject to the findings of the Study taking into account public views received through various public engagement exercises during the Study. The population of 160 000 for HSK NDA, which was a recommendation under the previous Planning and Development Study on North West New Territories completed in 2003, will be taken as a reference only.
- (d) We are well aware of the public expectation that new development areas should be environmentally-friendly in terms of low carbon emission, resources saving, good urban design, promoting greening as well as heritage and ecological conservation. In the course of the Study, we will take into account the strategic role of HSK and examine, amongst others, innovative and pragmatic measures according to the principle of sustainable development to promote the development of HSK NDA into a low carbon eco-city.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ C K HON

Post Title \_\_\_\_\_ Director of Civil Engineering and Development

Date \_\_\_\_\_ 16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)133**

Question Serial No.

0493

Head : 33 Civil Engineering and Development Subhead (No. & title) :  
Department

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

Please inform this Committee of the financial and manpower arrangement in 2011-12 financial year for implementing the plan of Lok Ma Chau Loop development.

Asked by : Hon. WONG Ting-kwong

Reply :

We are carrying out a planning and engineering study on the development of Lok Ma Chau Loop. The estimated expenditure for the study for 2011-12 is \$9.73 million. In the Civil Engineering and Development Department, three professional staff are deployed within existing resources to manage the consultancy study.

Signature \_\_\_\_\_

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

C K HON

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

Director of Civil Engineering and Development

Date \_\_\_\_\_

16.3.2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)134**

Question Serial No.

3045

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

After taking aerial survey, what measures will be adopted to control unlawful occupation of government land? What is the expenditure to be involved?

Asked by : Hon. CHAN Tanya

Reply :

Irrespective of whether aerial survey has been undertaken or not, the Lands Department (Lands D) will take land control action against unlawful occupation of unleased land if and when such irregularity is established. Lands D will normally post or issue a notice under section 6 of the Land (Miscellaneous Provisions) Ordinance (Cap. 28) and demand such unlawful occupation to be ceased by the deadline specified in the notice. If the occupation persists, Lands D will take further land control action including taking possession of the property or structure on the land. Lands D may, if the culprit can be identified, consider prosecution action having regard to legal advice. The total expenditure including staff expenses for land control work is estimated to be \$82.8 million in 2011-12.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)135**

Question Serial No.

3046

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

How much will it cost to replace the Land Information System project?

Asked by : Hon. CHAN Tanya

Reply :

In May 2005, the Finance Committee of the Legislative Council approved funding of \$42.841 million to replace the existing Computerised Land Information System.

The overall expenditure as at 15 February 2011 was \$28.978 million. A further \$5.905 million and \$7.958 million will be expended in 2010-11 and 2011-12 respectively to complete the project.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)136**

Question Serial No.

3051

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Given that many small houses put up for sale in the market currently are built in a form similar to that of private developments, has the Lands Department considered allocating additional funds to check if the small house applicants are in compliance with the requirements of the building licence? How much has been spent in reviewing the policy and procedures for handling small house applications?

Asked by : Hon. CHAN Tanya

Reply :

The Lands Department (Lands D) will consider issuing a Certificate of Compliance to small house grantees/licensees only if they comply with all the small house grant/licence conditions. There is an alienation restriction in the said conditions. Upon obtaining the Certificate of Compliance, small house grantees/licensees have to apply for consent from Lands D to remove the alienation restriction subject to payment of premium before their small houses can be sold.

As an ongoing exercise, Lands D reviews the situation on small house applications from time to time with emphasis on streamlining the procedures and effective deployment of staff resources. At present, Lands D has no plans to allocate additional resources to handle small house applications.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
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INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)137**

Question Serial No.

3052

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the management of land leased by short term tenancy (STT), how much has been set aside for enforcing the lease terms of the STT?

Asked by : Hon. CHAN Tanya

Reply :

The provision for the enforcement work relating to all short term tenancies in 2011-12 is about \$9 million.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
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INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)138**

Question Serial No.

3053

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In view of the many suspected cases of occupation of government land and unauthorised developments on agricultural land in the New Territories at present, will the Government consider allocating additional resources for conducting inspections and lease enforcement actions?

Asked by : Hon. CHAN Tanya

Reply

The Lands Department (Lands D) generally acts on receipt of complaints or referrals. At present, Lands D has no plans to allocate additional resources to land control and lease enforcement work in 2011. However, Lands D will from time to time review the situation, having due regard to the service need of the whole Department.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
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INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)139**

Question Serial No.

3054

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding land exchange or lease modification cases, particularly applications involving restrictions on land user or building of houses, what is the amount of resources to be allocated and what measures will be taken to conduct public consultations?

Asked by : Hon. CHAN Tanya

Reply :

When processing the applications for land exchange and lease modification, the Lands Department (Lands D) normally would consult the relevant departments including the District Officers concerned who may conduct such local consultation as they consider necessary. The processing of these types of applications is part of the work undertaken by various grades of staff in Lands D.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

18 March 2011

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

**Reply Serial No.**

**DEVB(PL)140**

Question Serial No.

3619

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is noted that some columbaria are on land having been let by short term tenancy. In 2010-11, how much funding has been allocated by the Government for enforcing the lease conditions of land let by short term tenancy?

Asked by : Hon. CHAN Tanya

Reply :

The provision for the enforcement work relating to all short term tenancies (STTs) in 2010-11 is about \$9 million. The Lands Department does not have a cost breakdown of our enforcement work for those STTs involving columbaria.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)141**

Question Serial No.

3620

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

- (a) In the 2010-11 financial year, what measures have been taken by the Department to recover occupied government land and combat the occupation of government land for unauthorised development? How much expenditure is involved?
- (b) In the 2011-12 financial year, what measures will be taken by the Department to recover occupied government land and combat the occupation of government land for unauthorised development? How much is the estimated expenditure?

Asked by : Hon. CHAN Tanya

Reply :

The Lands Department (Lands D) takes land control action against unlawful occupation of unleased land if and when such irregularity is established. Lands D will normally post a notice under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) requiring the occupation of the land to cease within the deadline specified in the notice. If the irregularity persists, Lands D will take further land control action including taking possession of the property or structure on the land. Lands D may, if the culprit can be identified, consider prosecution action having regard to legal advice.

The expenditure for all sorts of land control work is estimated to be \$81.8 million in 2010-11 and \$82.8 million in 2011-12.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)142**

Question Serial No.

3621

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Many sites in the New Territories are currently used as columbaria. As breaching of land leases, occupation of government land and building of non-agricultural use structures on agricultural lots are involved, please provide the following information:

- (a) It is noted that some columbaria have applied for lease modification after being found to have breached the leases by the Lands Department. However, the breaches have continued during their application for lease modification. What is the total expenditure incurred in handling breaches which occur during the application for lease modification?
- (b) In regard to the above problem of breaches, will the Department provide additional funding for enforcing lease conditions?
- (c) How many applications for changing user restrictions on columbarium use were received in 2010? How much has been spent on approving such applications? What are the approving procedures and policies involved?
- (d) How much resources will be set aside and what measures will be taken to conduct public consultations on the change of user restrictions on columbarium use?
- (e) What criteria will be adopted in assessing the premium of land for columbarium use? What will be the cost of the valuation involved?

Asked by : Hon. CHAN Tanya



Reply :

- (a) The Lands Department (Lands D) may withhold lease enforcement action pending the outcome of an application for lease modification to regularise the existing lease breaches. Lands D normally will require the landowner not to commit any further breaches during the application period. The estimated staff expenses for lease enforcement work, including the lease enforcement action taken during the application period, are \$17.7 million in 2010-11.
- (b) Lands D estimates that the staff expenses for lease enforcement work will be maintained at around \$17.7 million in 2011-12.
- (c) In 2010, two applications for lease modification to permit columbarium use were received by Lands D, and both applications are under processing. The staff expenses for processing such applications were about \$70,000 in 2010. When processing such application, Lands D takes into account all the relevant considerations including the views of the relevant policy bureaux and government departments. If approval is given, Lands D will formulate the terms and conditions of the modified lease and assess the premium payable by the applicant.
- (d) When processing the applications for lease modification involving the change of user restrictions on columbarium use, Lands D normally would consult the relevant policy bureaux and government departments including the District Officers concerned who may conduct such local consultation as they consider necessary. The processing of this type of applications is part of the work undertaken by various grades of staff in Lands D.
- (e) The premium for a lease modification is assessed by Estate Surveyors in Lands D on the basis of the enhancement in land value as a result of the modification.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)143**

Question Serial No.

0522

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the indicator under Programme (1), the Government states that the estimated area of land granted by way of private treaty in 2011 will reduce from 147.18 hectares (ha) in 2010 to 27 ha but the number of flats provided will increase from 1 328 in 2010 to 11 900 in 2011. Will the Government advise us of the reasons for the reduction in the area of land granted by way of private treaty and the drastic increase in the number of flats?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

Of the 147.18 hectares (ha) of land granted by private treaty in 2010, 129.97 ha were granted to the Hong Kong Housing Authority for their divestment of commercial properties in existing public housing estates and these land grants did not involve new flat production. There will not be any such private treaty grants in 2011 and hence there will be a significant reduction in the area of land estimated to be granted by way of private treaty in 2011.

The number of flats generated from private treaty grants varies from year to year, depending on the number of completed land grants and also the number of new flats that can be produced from such completed land grants. In 2011, it is estimated that there will be private treaty grants for five railway property development projects, which will altogether produce over 11 000 flats.

Signature

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Name in block letters

Miss Annie TAM

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Post Title

Director of Lands

\_\_\_\_\_

Date

17 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)144**

Question Serial No.

0057

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please advise the types and locations of properties/units of which the management responsibility currently rests with the Lands Department.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The types of properties currently managed by the Lands Department are a bus depot, flats, shops, offices, market stalls, car parks and other miscellaneous properties including common areas within buildings, pumphouses and associated pipelines. These properties are located throughout Hong Kong.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)145**

Question Serial No.

0059

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

- (a) The number of structures cleared in programmed squatter clearances or emergency clearances is 2 300 in 2010, which is much higher than the number of 1 211 in 2009. What are the reasons for the sharp increase?
- (b) Please provide a breakdown of the existing squatter structures by the following types as at 31 December 2010:
- i) structures registered under the 1982 Squatter Structure Survey;
  - ii) structures constructed under the provisions of Government Land Licences;
  - iii) structures constructed under the provisions of Modification of Tenancy Permits;
  - iv) structures constructed under the provisions of Short Term Tenancies;
  - v) structures constructed under the provisions of Short Term Waivers.

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The number of structures programmed to be cleared in squatter clearances or emergency clearances in a particular year mainly depends on the number of structures involved in the development projects concerned. The increase in 2010 is mainly due to the implementation of some major projects, including (i) the Hong Kong section of the Guangzhou – Shenzhen – Hong Kong Express Rail Link; and (ii) the public housing project near Tsing Lun Road and Tsz Tin Road in Area 54, Tuen Mun.

(b) The breakdown of the number of existing squatter structures as at 31 December 2010 is as follows :

i) structures registered under the 1982 Squatter Structure Survey	393 560
ii) structures constructed under the provisions of Government Land Licences	15 120
iii) structures constructed under the provisions of Modification of Tenancy Permits	8 890
iv) structures constructed under the provisions of Short Term Tenancies	3 120
v) structures constructed under the provisions of Short Term Waivers	2 540

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)146**

Question Serial No.

1620

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

For government land let by short-term tenancy, 95.9 hectares (ha) of land was let by direct grant in 2010, almost three times more than the 32.3 ha in 2009. Please inform this Committee of the uses of such land. What are the tenancy terms? What are the rents involved? How does the average rent compare with that of the short-term tenancies let by tender?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Normally direct grant of short term tenancies (STTs) is made with support by the relevant bureaux. In the case of non-profit-making activities, nominal rent rather than full market rent may be charged. The increase in the area of land let by direct grant of STTs from 32.3 hectares (ha) in 2009 to 95.9 ha in 2010 was mainly due to an STT involving 52.7 ha of land granted for scout activities for a term from 1 November 2010 to 31 January 2011, with policy support from the Home Affairs Bureau. In addition, there are some STTs granted for works sites and works areas for the West Island Line and the Hong Kong section of Guangzhou – Shenzhen – Hong Kong Express Rail Link with tenancy terms of about five years and thereafter either monthly or quarterly, with policy support from the Transport and Housing Bureau and the Financial Services and the Treasury Bureau. The STTs for the scout activities and for the works sites were made on a nominal rent basis whereas the STTs for the works areas were charged full market rents.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)147**

Question Serial No.

1740

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the preparatory work on resumption and clearance of land required for the new projects, including the Tuen Mun – Chek Lap Kok Link, Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road, Hong Kong – Zhuhai – Macao Bridge Hong Kong Boundary Crossing Facilities and Liantang/Heung Yuen Wai Boundary Control Point, please inform this Committee of the latest progress of the work and the manpower and expenditure involved in 2010-11.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The statutory procedures for the Tuen Mun - Chek Lap Kok Link, the Hong Kong - Zhuhai - Macao Bridge Hong Kong Link Road and the Hong Kong - Zhuhai - Macao Bridge Hong Kong Boundary Crossing Facilities projects are in progress. Land resumption work, which is ongoing, will tie in with the actual progress and authorisation of the projects. There will continue to be a dedicated team of 16 staff involved in such work. We do not anticipate any payment for land resumption and clearance in respect of these projects in 2010-11.

Regarding the Liantang/Heung Yuen Wai Boundary Control Point, the proposed works for the construction of the Boundary Control Point and connecting roads were gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) in November 2010. Land resumption will be carried out after authorisation of the proposed works. A dedicated team of 14 staff will continue handling this project. We do not anticipate any payment for land resumption and clearance in respect of the proposed works in 2010-11. Separately, the estimated expenditure for land resumption and clearance in 2010-11 in respect of the provision of a village resite area for the reprovisioning of the Chuk Yuen Village is about \$47 million.



Signature

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Name in block letters

Miss Annie TAM

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Post Title

Director of Lands

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Date

18 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)148**

Question Serial No.

1741

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is planned that the number of property interests to be acquired for the urban renewal projects will rise sharply from 115 in 2010 to 1 715 in 2011. Please inform this Committee of the reasons, as well as the projects and expenditure involved.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The increase is due to the deferment of three projects in Sham Shui Po, Mong Kok and Sheung Wan from 2010 to 2011 and the implementation of three other projects in San Po Kong, Tai Kok Tsui and Kwun Tong in 2011. The expenditure involved will be assessed later, at the relevant implementation stage of the projects concerned.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
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INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)149**

Question Serial No.

1743

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Could this Committee be informed of the costs of land acquisition and clearance respectively in 2009 and 2010? What development projects were involved?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The land acquisition and clearance costs paid in 2009 and 2010 were \$415.2 million and \$1,349 million respectively. The major projects involved include (i) the Hong Kong section of the Guangzhou - Shenzhen - Hong Kong Express Rail Link; (ii) the Formation of the Chuk Yuen Village Resite Area; and (iii) the public housing project near Tsing Lun Road and Tsz Tin Road in Area 54, Tuen Mun.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
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INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)150**

Question Serial No.

1744

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is planned that 27 hectares (ha) of land will be granted by way of private treaty in 2011 while the estimated number of flats to be produced is 11 900, as compared with 177.23 ha and 147.18 ha of land granted and 1 480 and 1 328 flats produced in 2009 and 2010. Please advise us of the reasons for the significant change in ratio of these figures and whether a much higher development density is involved.

Asked by : Hon. CHEUNG Hok-ming

Reply :

In 2009 and 2010, 163.58 hectares (ha) and 129.97 ha of land were granted respectively by private treaty to the Hong Kong Housing Authority for their divestment of commercial properties in existing public housing estates and these land grants did not involve new flat production. There will not be any such private treaty grants in 2011 and hence there will be a significant reduction in the area of land estimated to be granted by way of private treaty in 2011.

The number of flats generated from private treaty grants varies from year to year, depending on the number of completed land grants and also the number of new flats that can be produced from such completed land grants. In 2011, it is estimated that there will be private treaty grants for five railway property development projects, which will altogether produce over 11 000 flats.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)151**

Question Serial No.

1745

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding land disposal for small house cases, how long in average does it take to process a case and for approval to be successfully granted? Despite the slow progress in processing small house cases, the target of cases processed is set at 2 300 this year, which is much lower than the actual numbers in the past. Will processing time be reduced if additional manpower is given?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The time taken to process and execute a small house application varies from one to another depending on the complexity of the case involved. In general, execution of simple cases will be within 24 weeks from the date of interview with the applicants. For complicated cases involving local objections, land title, boundary problems or requirements imposed by regulatory authorities, the processing time is usually longer.

The Lands Department (Lands D) remains committed to its performance pledge of processing not less than 2 300 small house cases in a year. Lands D will continue reviewing the situation from time to time with emphasis on streamlining the procedures and effective deployment of staff resources, having due regard to the service need of the whole Department.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)152**

Question Serial No.

1746

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the processing of small house cases, please inform this Committee of:

- (a) the number of small house applications approved in 2010; please provide a breakdown by month and by district;
- (b) the number of small house applications rejected in 2010 and the main reasons for such rejections;
- (c) the number of outstanding objection cases as at 31 December 2010; please provide a breakdown by district;
- (d) the number of appeals handled by the Lands Department under the three-tier mechanism during the period between 1 January 2010 and 31 December 2010. Of those cases, how many were resolved leading to the approval of the applications for building small houses?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The number of small house applications approved in 2010, broken down by month and by district, is set out below :

District Lands Office (DLO) in the New Territories	Number of small house applications approved in 2010											
	January	February	March	April	May	June	July	August	September	October	November	December
DLO/Yuen Long	95	49	49	71	43	68	77	70	62	76	126	26
DLO/Tuen Mun	2	7	2	0	1	1	16	1	5	2	4	15
DLO/Tsuen Wan and Kwai Tsing	0	0	44	0	0	1	0	10	5	0	0	6

District Lands Office (DLO) in the New Territories	Number of small house applications approved in 2010											
	January	February	March	April	May	June	July	August	September	October	November	December
DLO/North	12	4	7	0	4	6	17	8	18	18	19	4
DLO/Tai Po	67	11	17	8	13	37	14	13	28	19	20	26
DLO/Shau Tin	0	0	1	0	0	1	0	16	0	5	1	2
DLO/Sai Kung	12	0	5	6	10	11	14	18	9	4	7	6
DLO/Islands	2	2	3	1	1	1	3	0	1	3	3	2
<b>Sub-total</b>	190	73	128	86	72	126	141	136	128	127	180	87
<b>Total</b>	<b>1 474</b>											

(b) A total of 999 small house applications were rejected in 2010. The main reasons for rejecting those applications were broadly classified under the following categories :

- (i) the applicant was not the registered owner of the lot under application;
- (ii) the applicant failed to verify his indigenous villager status; and
- (iii) the applicant failed to identify a suitable government land site.

(c) The number of outstanding objection cases as at 31 December 2010, broken down by district, is set out below :

DLO in the New Territories	Number of outstanding objection cases as at 31 December 2010
DLO/Yuen Long	534
DLO/Tuen Mun	20
DLO/Tsuen Wan and Kwai Tsing	1
DLO/North	181
DLO/Tai Po	114
DLO/Shau Tin	22
DLO/Sai Kung	53
DLO/Islands	6
<b>Total</b>	<b>931</b>

- (d) During the period between 1 January 2010 and 31 December 2010, the Lands Department handled 316 appeals under the three-tier mechanism. As a result, 288 small house applications were resolved and approved.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 16 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)153**

Question Serial No.

1736

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

How many applications for the redevelopment or conversion of the entire industrial buildings have been received since the dedicated team processing such applications was set up by the Lands Department on 1 April 2010? Please provide a list showing the number of completed cases by business nature, and indicate how many of them involve successful redevelopment or conversion? Of these cases, how many involve catering and wine industries? How many cases are unsuccessful and why? How long does it take on average to process a case? What is the longest processing time, and what is the shortest?

Asked by : Hon. CHEUNG Yu-yan, Tommy

Reply :

Up to the end of February 2011, the Lands Department (Lands D) received nine applications for lease modification or land exchange in respect of redevelopment of industrial lots and 33 other applications for special waivers to provide for conversion of existing industrial buildings into non-industrial uses.

Five of the nine redevelopment applications have been approved by Lands D and the offers of the basic terms for the five approved cases are being formulated or pending acceptance by the applicants.

Of the 33 applications for special waivers for conversion of existing buildings into non-industrial uses, one of them had been withdrawn by the applicant before the application was validated, three of them have been rejected by Lands D, 12 have been approved whilst the remaining 17 are under processing. For the three rejected cases, reasons for rejection are that the application site does not fall within the designated zones of the statutory town plan, or the proposed conversion works would involve changes to the existing building frame and increase in building height or building bulk. Of the 12 approved cases, three have been withdrawn by the applicants, five are still under further processing and the special waivers have yet to be executed, while the special waivers for the remaining four have been executed for

the following applied uses:

<u>Case Number</u>	<u>Uses</u>
(i) case 1	office
(ii) case 2	office, shop and services
(iii) case 3	eating place, educational institution, exhibition or convention hall, information technology and telecommunications industries, institutional use (not elsewhere specified), off-course betting centre, office, place of entertainment, place of recreation, sports or culture, private club, radar, telecommunications, electronic microwave repeater, television and/or radio transmitter installation, religious institution, research, design and development centre, school (excluding free-standing purpose-designed building and kindergarten), shop and services, training centre
(iv) case 4	office

The time taken to process the applications varies from case to case, depending mainly on the nature and complexity of each of the cases.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)154**

Question Serial No.

0108

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Under the Public Health and Municipal Services Ordinance, the Survey and Mapping Office (SMO) is responsible for street naming. Please advise us of the details of the expenditure of the Geographical Place Names Board under the SMO in the 2011-12 Estimates. Of the expenditure, how much is for the payment of staff salaries?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

The Geographical Place Names Board consists only of government officials from the Survey and Mapping Office (SMO) and seven other departments, with the SMO acting as the executive arm. No additional recurrent expenditure and staff resources are required by the SMO in carrying out the functions of the Board.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)155**

Question Serial No.

1738

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

As mentioned under *Matters Requiring Special Attention in 2011-12* of this Programme, the Lands Department will “contract out to private firms the processing of applications for approval of DMCs, title checking and related legal work for payment of compensation for land resumption”. What is the estimated expenditure for contracting out the work in 2011-12, and what is the estimated number of cases to be involved?

Asked by : Hon. IP LAU Suk-ye, Regina

Reply :

In 2011-12, the estimated expenditures for contracting out the work of checking Deeds of Mutual Covenant (DMCs), and title checking of lots and the legal work related to payment of compensation for land resumption projects are about \$300,000 and \$450,000 respectively. The estimated number of cases for DMCs is about five and the estimated number of lots for title checking for land resumption projects is about 150.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)156**

Question Serial No.

2893

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In the past three years (i.e. 2008-09, 2009-10 and 2010-11), how much was paid each year for crop compensation in land resumption? What were the items and amounts of compensation involved? Based on what criteria and information were these assessments of compensation calculated? What deduction or discount was applied? If, instead of compensated on an ex-gratia basis, the actual loss of the farmers and households concerned is calculated respectively on the basis of the retail price and the wholesale market price of the crops, and that the actual loss includes business loss arising from land formation, building of terrace, construction of agricultural facilities and disruption of business as well as a proper and comprehensive compensation to help affected farmers and households to re-establish their life and livelihood, how much approximately will the Government have to pay for compensation?

Asked by : Hon. LAU Wai-hing, Emily

Reply :

In the past three years, payments of ex-gratia allowance for loss of crops in land resumption involving various kinds of crops and fruit trees were made as follows:

	Total amount (\$Million)
2008-09	7.4
2009-10	1.5
2010-11	15.9

Such allowance is calculated on the basis of the market values of the crops under cultivation. The market values are computed from data on prices generated from wholesale markets and territory-wide farm and market surveys. If crops are grown in high density which deviates from normal situations, the ex-gratia rate will be discounted correspondingly. To assist the affected cultivators to re-establish their business elsewhere, they may be offered a disturbance allowance which reflects:

- (a) the average loss of net farm income during a 12-month re-establishment period; and;
- (b) the estimated land preparation cost and a depreciated replacement cost for provision of irrigation facilities.

For other miscellaneous agricultural items affected, such as watering ponds, wells, irrigation pipes/ditches, bunds, etc., an allowance will be made to the cultivators, based on the replacement values of each relevant item subject to a depreciation factor, having regard to their existing conditions.

The total amount of allowances to be paid to affected cultivators depends on the actual circumstances of individual cases and submitted claims.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)157**

Question Serial No.

0319

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The number of small house cases planned to be processed in the coming year is 2 300, a decrease from 2 768 cases of this year. Is the decrease a result of reduction of manpower? What is the current staff establishment involved, and what is the total expenditure?

Asked by : Hon. LAU Wong-fat

Reply :

The Lands Department remains committed to its performance pledge of processing not fewer than 2 300 small house cases each year. The number of cases actually processed in 2010 exceeded the 2 300 figure by 468. The existing staff resources involved in processing such cases will be maintained at 31 land teams in 2011. The staff expenses are estimated to be \$39.8 million in 2011.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
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**Reply Serial No.**

**DEVB(PL)158**

Question Serial No.

3718

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding land administered and let by short-term tenancy (STT) by the Lands Department, as at the end of February 2011, how many of the STTs were let by tender and direct grant respectively? Of these, how many have been held by the same tenant for ten years or more? In addition, please advise why the area of land to be let by direct grant in 2011 is estimated to be 125 hectares, which is 30% more than that in 2010.

Asked by : Hon. LEE Wing-tat

Reply :

There are a total number of 4 918 short term tenancies (STTs) currently administered by the Lands Department. 341 STTs were let by tender and 4 577 STTs were let by direct grant. Among all the STTs, a total of 2 716 STTs are held by the same tenant for ten years or more. The area of land to be let by direct grant of STTs is estimated to increase to 125 hectares (ha) in 2011, taking into account a proposed STT involving 42.2 ha to the Young Men's Christian Association for an environmental education and wild life learning centre, with policy support from the Home Affairs Bureau; as well as some STTs proposed for the works sites and works areas for the South Island Line (East) and the Kwun Tong Line Extension railway projects.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011



Examination of Estimates of Expenditure 2011-12  
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INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)159**

Question Serial No.

3719

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In respect of the land disposed of through land sale programmes, private treaty grants and lease modifications in 2010 and 2011, please provide the actual and the estimated numbers of residential developments to be produced and the number of flats to be involved. As for the land sale programme in 2010-11, please provide a breakdown by residential land use (including Comprehensive Development Area) of the number of sites available for application/government-initiated sale by open auction, the estimated number of residential flats to be provided by each residential type, the actual number of sites triggered/initiated by the Government for sale and the actual number of residential flats involved.

Asked by : Hon. LEE Wing-tat

Reply :

In 2010, a total of 30 residential sites were disposed of through government land sales, private treaty grants, lease modifications and land exchanges. It is estimated that these 30 sites would produce a total of 18 448 flats. However, this is an overall estimate taking into account the development density or estimated development density permissible for the sites. The actual flat number that may be produced from each of the sites depends on the design of the proposed development to be implemented by the developer.

There are 47 residential sites on the 2011-12 Application List and five residential sites in the List of Sites for Sale by Tender. These 52 sites will altogether produce about 16 000 residential units. This is an overall estimate taking into account the development density or estimated development density permissible for the sites. The actual flat number that may be produced from each of the sites depends on the design of the proposed development to be implemented by the developer who acquires the site from a government auction or tender.

The Lands Department is not in the position to provide an accurate estimate of the number of residential units to be produced in 2011 from private treaty grants, lease modifications and land exchanges because the conclusion of the proposed transactions would be subject to agreement between the applicants and the Government.

There were 46 sites for residential use on the 2010-11 Application List. A breakdown of these sites by residential type is shown below:

	(i) No. of residential sites available for application	(ii) Estimated no. of flats attributable to the sites at (i)	(iii) Actual no. of sites triggered for sale	(iv) Estimated no. of flats attributable to the sites at (iii)	(v) Actual no. of sites initiated and sold by Government	(vi) Estimated no. of flats attributable to the sites at (v)
Residential R1	6	1 743	1	850	1	190
Residential R2	6	4 622	3	2 389	1	1 018
Residential R3	25	1 715	3	369	1	140
Residential R4	6	150	0	0	0	0
Hotel and Residential/ Commercial	1	500	0	0	0	0
Commercial and Residential	2	99	0	0	0	0
Total :	46	8 829	7	3 608	3	1 348

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)160**

Question Serial No.

3720

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the consents issued, in 2009 the number of sale and purchase agreements approved (residential developments) and the number of uncompleted residential units sold were 24 and 11 671 respectively. The relevant figures in 2010 were 15 and 6 694 respectively. What are the reasons for the drop in figures? Why is it estimated that the figures will rise in 2011?

Asked by : Hon. LEE Wing-tat

Reply :

The pre-sale consent is only given after the Deed of Mutual Covenant (DMC) has been approved. As some pre-sale consent applications and some DMCs processed in 2010 were complex, the number of pre-sale consents has decreased from 24 in 2009 to 15 in 2010 and the number of residential units involved has decreased from 11 671 in 2009 to 6 694 in 2010. Having regard to the nature of the cases under processing, it is estimated that the number of pre-sale consents to be issued will increase to 18 in 2011.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)161**

Question Serial No.

3280

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

- (a) Please set out the estimated number of flats to be produced from the sites granted by way of land sale programme, private treaty grant and lease modification (including land exchange) in 2005, 2006 and 2007.
- (b) Of the documents and leases for the above land grant, how many of them involve failures to comply with the minimum amount of gross floor area to be completed by a specified date as laid down in the documents or lease conditions?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The estimated number of flats to be produced from the sites disposed of by way of government land sales, private treaty grants and lease modifications (including land exchanges and extensions) in 2005, 2006 and 2007 are shown below:

Type of disposal	No. of flats		
	2005	2006	2007
Auction	2 220	1 794	5 908
Private treaty grant	4 624	8 948	2 702
Lease modification, land exchange and extension cases permitting residential use	6 152	1 116	4 561
Total	12 996	11 858	13 171

- (b) The Lands Department does not have ready information about the compliance with the Building Covenants in respect of the lots referred to in (a) above.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 18 March 2011

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INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)162**

Question Serial No.

3282

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In paragraph 26 of the Budget Speech, the Financial Secretary stated that “the total number of residential sites available for sale next year is 52, comprising 18 new sites and 34 sites rolled over from last year’s Application List. This will altogether provide some 16 000 residential flats.” In this regard, please provide a list showing the location of and the estimated number of flats to be provided at each of these 52 residential sites.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The 52 residential sites included in the 2011-12 Application List and the List of Sites for Sale by Tender are available on the Lands Department webpage. It is estimated that the 52 residential sites will altogether produce about 16 000 residential units. This is an overall estimate taking into account the development density or estimated development density permissible for the sites. The actual flat number that may produce from each of the sites depends on the design of the proposed development to be implemented by the developer who acquires the site from a public auction or tender. Details of the 52 residential sites are now provided in the table below:

Item No.	Lot No.	Location
1	IL 8949	21, 23 and 25 Borrett Road, Mid-Levels West
2	KIL 11184	Ex-Ko Shan Road Customs and Excise Service Married Quarters, 7 Ko Shan Road, Hung Hom, Kowloon
3	IL 8963	Former Lingnan College Site, Stubbs Road

Item No.	Lot No.	Location
4	IL 8920	Ex-Government Supplies Depot, Oil Street, North Point
5	Lot 2086 in DD 105	Ngau Tam Mei, off San Tam Road, near Maple Gardens, Yuen Long
6	Lot 2129 in DD 121	Ping Kwai Road, Ping Shan, Yuen Long
7	RBL 1165	Near 110 Repulse Bay Road, Hong Kong
8	RBL 1168	Near 35 South Bay Road, Hong Kong
9	RBL 1190	8-12 Deep Water Bay Drive, Shouson Hill
10	StIL 91	Hoi Fung Path, Stanley
11	Lot 1588 in DD 243	Pik Sha Road, Silverstrand, Clear Water Bay, Sai Kung
12	Lot 1613 in DD 222	Kap Pin Long, Sai Kung
13	Lot 1282 in DD 253	Junction of Pak Shek Wo San Tsuen Road and Clear Water Bay Road, Sai Kung
14	NKIL 6498	62 Begonia Road, Yau Yat Chuen, Kowloon Tong
15	Lot 673 in DD Peng Chau	Tung Wan, Peng Chau (Site A)
16	Lot 674 in DD Peng Chau	Tung Wan, Peng Chau (SiteB)
17	Lot 676 in DD Peng Chau	Peng Chau
18	Lot 678 in DD Peng Chau	Peng Chau
19	Lot 726 in DD 4	Mui Wo, Lantau
20	Lot 724 in DD 332	Cheung Sha Site 406, Lantau
21	Lot 726 in DD 332	Cheung Sha Site 407, Lantau
22	STTL 525	Shatin Area 56A, Kau To (Site A)
23	STTL 562	Shatin Area 56A, Kau To (Site B5)

Item No.	Lot No.	Location
24	STTL 563	Shatin Area 56A, Kau To (Site B6)
25	STTL 564	Shatin Area 56A, Kau To (Site B7)
26	STTL 565	Shatin Area 56A, Kau To (Site B1)
27	STTL 566	Shatin Area 56A, Kau To (Site B2)
28	STTL 567	Shatin Area 56A, Kau To (Site B3&4)
29	TMTL 430	Area 52, Fu Tei, Tuen Mun
30	Lot 4309 in DD 124	Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long
31	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road, Area 55, So Kwun Wat, Tuen Mun
32	TMTL 490	Castle Peak Road, Tai Lam Chung, Tuen Mun
33	KIL 11227	Junction of Sheung Lok Street and Sheung Shing Street, former Homantin Estate Redevelopment Ph 2 and 7 sites
34	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, former Homantin Estate Redevelopment Ph 3 site
35	TMTL 436	Kwun Fat Street, Siu Lam, Tuen Mun
36	TMTL 423	Perowne Barracks North Site, Area 48, Castle Peak Road, Tuen Mun
37	TKOTL 113	Tseung Kwan O Area 66A
38	TKOTL 114	Tseung Kwan O Area 66C1
39	TKOTL 115	Tseung Kwan O Area 66D1
40	TKOTL 119	Tseung Kwan O Area 66B2
41	APIIL 135	Junction of Ap Lei Chau Drive and Ap Lei Chau Praya Road
42	IL 9027	Eastern part of ex-North Point Estate, North Point
43	TKOTL 95	Tseung Kwan O Area 68A
44	TKOTL 117	Tseung Kwan O Area 66C2



Item No.	Lot No.	Location
45	TKOTL 118	Tseung Kwan O Area 66D2
46	STTL 574	Lok Wo Sha, Ma On Shan, Sha Tin
47	TMTL 495	So Kwun Wat, Tuen Mun, near Grandview Terrace
48	HHIL 555	Junction of Bulkeley Street and Gillies Avenue South, Hung Hom
49	HHIL 556	5-23 Lee Kung Street, Hung Hom
50	TCTL 36	Area 55A Tung Chung, Lantau
51	TWTL 415	Ex-Tai Wo Hau Factory Estate, Sha Tsui Road, Tsuen Wan
52	YLTL 458	Junction of Wang Yip Street West and Fu Yip Street, Tung Tau, Yuen Long

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)163**

Question Serial No.

3283

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Under *Matters Requiring Special Attention in 2011-12*, the Lands Department (Lands D) will continue to strengthen land control and lease enforcement work. In this regard, will the Government inform this Committee of:

- (a) the estimated expenditure for the work?
- (b) the staff resources to be made available for the work?
- (c) the details of the work?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The estimated expenditure for land control and lease enforcement is \$100.5 million in 2011-12.
- (b) The number of staff to be engaged in land control and lease enforcement work in 2011-12 is estimated at around 250.
- (c) The commonest form of land control action is taken against unlawful occupation of unleased land. The Lands Department (Lands D) will post a notice under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) requiring the occupation of the land to cease within the deadline specified in the notice. If the irregularity persists, Lands D will take further land control action including taking possession of the property or structure on the land and may, if the culprit can be identified, consider prosecution action having regard to legal advice. As to leased land, action will be taken by Lands D to enforce the lease conditions. If a lease breach is established, Lands D will normally issue a warning letter to the lessee to demand the breach to be purged within the specified deadline. If the breach is not purged, Lands D may, depending on the circumstances of the case, take further action including registration of

the warning letters at the Land Registry, commonly known as “imposing an encumbrance”, or pursue legal action against the lessee.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)164**

Question Serial No.

3284

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding urban renewal projects (property interests) under *Indicators* of this programme, the number will rise sharply from 115 in 2010 to 1 715 in 2011. What are the reasons for it?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The increase is due to the deferment of three projects in Sham Shui Po, Mong Kok and Sheung Wan from 2010 to 2011 and the implementation of three other projects in San Po Kong, Tai Kok Tsui and Kwun Tong in 2011.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)165**

Question Serial No.

3285

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Under *Matters Requiring Special Attention in 2011-12*, the Lands Department will continue to explore measures to streamline and expedite the processing of lease modifications, land exchanges and premium assessments. In this regard, will the Government inform this Committee of:

- (a) the estimated expenditure for the work?
- (b) the staff resources to be made available for the work?
- (c) the details of the work?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a)&(b) The work will be absorbed by the existing staff of the Lands Department (Lands D), and the Department is not able to provide a breakdown of the expenditure for such work.
- (c) In the recent years, Lands D has implemented a number of measures to streamline and expedite the processing of lease modifications, land exchanges and premium assessments. These include the setting up of a dedicated team in one of the District Lands Offices; extending to the processing of the third premium appeals a fast track procedure whereby an applicant may submit a counter offer supported by justifications within 12 working days to which Lands D will respond within 24 working days; and centralising at Lands D Headquarters the premium assessments of the high impact cases.

Lands D will continue to monitor the work on lease modifications, land exchanges and premium assessments, and explore how the procedures and work practices could be further streamlined and expedited.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)166**

Question Serial No.

2390

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is estimated that there will be 3 863 non-directorate posts and 46 directorate posts in the Lands Department in 2011-12. In this regard, please provide the following information :

- (a) the establishment and strength of staff, broken by ranks, involved in the handling of small house cases under land disposal; and
- (b) the respective staff resources required for and the expenditure involved in the handling of new projects such as the Tuen Mun – Chek Lap Kok Link, Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road, Hong Kong – Zhuhai – Macao Bridge Hong Kong Boundary Crossing Facilities and Liantang/Heung Yuen Wai Boundary Control Point and its connecting roads.

Asked by : Hon. LI Fung-ying

Reply :

- (a) Currently, there are 31 land teams involved in the handling of small house cases. The number of staff, by ranks, is set out below:

<b>Rank</b>	<b>Number</b>
Senior Land Executive	10
Land Executive	31
Land Inspector I	42
Land Inspector II	34
<b>Total</b>	<b>117</b>

- (b) A dedicated team of 16 staff, including one professional, 12 technical and three general grade staff, is involved in the Tuen Mun – Chek Lap Kok Link, the Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road, Hong Kong – Zhuhai – Macao Bridge Hong Kong Boundary Crossing Facilities project, and the expenditure involved is about \$5 million. Another team of 14 technical staff is handling the Liantang/Heung Yuen Wai Boundary Control Point and its connecting roads project, and the expenditure involved is about \$5.5 million.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 17 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)167**

Question Serial No.

2391

Head : 91 Lands Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2011-12, there will be an increase of 27 non-directorate posts in the Lands Department. Please give, by ranks, duties and offices, the distribution of the posts to be created.

Asked by : Hon. LI Fung-ying

Reply :

In 2011-12, 31 posts will be created and four posts will be deleted, resulting in a net increase of 27 posts. Details of the 31 posts to be created are as follows:

<u>Office/Section</u>	<u>Duties</u>	<u>Number and Rank of Posts</u>
Lands Administration Office/ District Lands Office/North	To strengthen support to the work related to the Frontier Closed Area	1 Estate Surveyor 1 Senior Land Executive 1 Land Inspector I
Survey and Mapping Office/ District Survey Office/North		1 Land Surveyor
Lands Administration Office/ District Lands Office/North	To strengthen support to the advanced works of the North East New Territories	1 Land Executive
Survey and Mapping Office/ District Survey Office/North	New Development Area	1 Technical Officer (Cartographic)

<u>Office/Section</u>	<u>Duties</u>	<u>Number and Rank of Posts</u>
Lands Administration Office/ Village Improvement and Lease Enforcement/Land Control Section	To protect country park enclaves	1 Land Executive
Survey and Mapping Office/ Task Force (Land Control and Lease Enforcement) Section		1 Survey Officer (Land)
Lands Administration Office/ Railway Development Section	To implement various railway projects taken up by the Railway Development Section	1 Treasury Accountant 1 Accounting Officer I 1 Executive Officer II 1 Clerical Officer 3 Assistant Clerical Officers 2 Supplies Assistants 1 Workman II
Survey and Mapping Office/ Railway Development Survey Unit		1 Land Surveyor 2 Survey Officers (Land) 1 Assistant Clerical Officer 1 Chainman  1 Solicitor 1 Land Conveyancing Officer II
Legal Advisory and Conveyancing Office/ Railway Development Section		
Lands Administration Office/ Estate Management Section	To strengthen information technology and clerical support to the Government Rent and Premium Unit	1 Analyst/Programmer II 1 Clerical Officer 1 Assistant Clerical Officer
Lands Administration Office/ Slope Maintenance Section	To strengthen clerical support to the Slope Maintenance Section	1 Clerical Assistant
Survey and Mapping Office/ Land Information Centre	To strengthen technical support to the Slope Maintenance Responsibility Information System Unit	1 Survey Officer (Land) 1 Technical Officer (Cartographic)

Signature

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Name in block letters

Miss Annie TAM

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Post Title

Director of Lands

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Date

17 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)168**

Question Serial No.

0906

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the plan contained at Paragraph 16 for the Legal Advisory and Conveyancing Office (LACO) to explore further ways to streamline the existing procedures in relation to Programme (1) so as to improve efficiency, please advise the issues identified and whether these issues will impact the Government's target for the supply of new flats in 2011.

Asked by : Hon. LI Kwok-po, David

Reply :

To expedite the processing of special waiver applications in respect of conversion of the entire industrial buildings to other permitted uses and new lease modification applications for redevelopment of industrial buildings, standard forms of waiver letters and modification letters for different types of cases have been adopted. Action sheet is also being used to speed up processing of cases.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)169**

Question Serial No.

0908

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the plan contained at Paragraph 16 for the Legal Advisory and Conveyancing Office (LACO) to contract out to private firms the processing of applications for approval of Deeds of Mutual Covenant (DMCs), please advise:

- (1) How many DMCs and sub-DMCs were contracted out to private firms by LACO in 2010, and the plan for 2011?
- (2) What was the total expenditure incurred in contracting out the work of approving DMCs and sub-DMCs?

Asked by : Hon. LI Kwok-po, David

Reply :

- (1) Four Deeds of Mutual Covenant (DMCs) were contracted out in 2010. For 2011, the Legal Advisory and Conveyancing Office plans to contract out five DMCs.
- (2) The total expenditure incurred in contracting out the work of approving DMCs in 2010 was \$230,000.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
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**Reply Serial No.**

**DEVB(PL)170**

Question Serial No.

0909

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The Legal Advisory and Conveyancing Office (LACO) approved a total of 47 Deeds of Mutual Covenant (DMCs) for residential developments in 2010. Please advise:

- (1) among these, how many sub-DMCs were approved;
- (2) why LACO only achieved 98% of target for approval of residential DMCs, given that DMCs must follow standard LACO guidelines, and how long it took to approve the one DMC that did not fall within the target;
- (3) why the target for the number of DMCs to be approved in 2011 is only 25, given that the Government has announced that the number of flats available for sale in 2011 will be substantially higher than in 2010?

Asked by : Hon. LI Kwok-po, David

Reply :

- (1) Four Sub-Deeds of Mutual Covenant (DMCs) were approved in 2010.
- (2) The Legal Advisory and Conveyancing Office (LACO) achieved 98% of the target for approval of residential DMCs, with one DMC (2%) completed beyond the target. This case was complex, involving sale of individual hotel units proposed by the developer. The total processing time for this case was about 20 months from the date of receipt of application.
- (3) Of the 47 approved residential DMCs, 29 of them were related to divestment of commercial properties of the Hong Kong Housing Authority. With the completion of all the divestment DMCs in July 2010, the number of cases to be approved in 2011 is estimated to be 25.

Signature

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Name in block letters

Miss Annie TAM

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Post Title

Director of Lands

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Date

16 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)171**

Question Serial No.

0910

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is noted that the overall financial provision for Legal Advice in 2010-11 stood at \$53.3 million, 4.0% lower than the original provision of \$55.5 million. For 2011-12, the overall provision will be \$56.5 million, which is only 1.8% higher than the original provision in 2010-11. Given that there is great pressure on the Government to increase the supply of land for the provision of new housing, please advise why the expenditure by the Legal Advisory and Conveyancing Office of Lands Department in the current fiscal year fell behind the original provision, and why the increase for 2011-12 is only 1.8% higher than the original provision, or less than the rate of inflation.

Asked by : Hon. LI Kwok-po, David

Reply :

The estimated financial provision of \$56.5 million for 2011-12 represents an increase of 6% over the revised financial provision for 2010-11. The Lands Department will, having due regard to the service need of the whole Department, consider redeployment of internal resources to cope with the additional work that may arise from the initiative to increase the supply of housing land, if deemed necessary.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)172**

Question Serial No.

0911

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the maintenance of slopes on unallocated and unleased government land, it is stated that 11 350 slopes will be inspected during 2011. Please advise what percentage of the total slopes under the administration of Lands Department this represents, how often an individual slope is inspected, whether certain slopes are on a more frequent schedule and the factors affecting the determination of the schedule.

Asked by : Hon. LI Kwok-po, David

Reply :

This number represents about 60% of the slopes under the administration of the Lands Department. The frequency of inspection of a slope depends on its consequence to life in the event of failure. Slopes with high or moderate consequence to life in the event of failure are inspected annually, slopes with negligible consequence to life in the event of failure are inspected once every two years, and slopes with no consequence to life in the event of failure are inspected once every ten years.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)173**

Question Serial No.

0912

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding processing backlog for applications for land grants under the small house policy, please advise how many staff members within Lands Department work full time in processing such applications, and the number of staff that devote part of their time to handling such applications. What percentage of the establishment at each grade do these persons represent in each of the district lands offices for Sai Kung, Yuen Long, North, Tai Po, Tuen Mun and Islands?

Asked by : Hon. LI Kwok-po, David

Reply :

A total of 113 staff of Land Executive and Land Inspector grades work full time in processing small house applications while a total of 11 staff of these grades devote part of their time to handle such applications.

The percentage of the establishment at each grade in each of the District Lands Offices (DLOs) for Sai Kung, Yuen Long, North, Tai Po, Tuen Mun and Islands is set out below :

<b>Grade</b>	<b>DLO/ Sai Kung</b>	<b>DLO/ Yuen Long</b>	<b>DLO/ North</b>	<b>DLO/ Tai Po</b>	<b>DLO/ Tuen Mun</b>	<b>DLO/ Islands</b>
Land Executive Grade	16%	29.6%	10.5%	25%	8%	6.7%
Land Inspector Grade	14.5%	28.6%	9.5%	23.3%	7.3%	6.7%

Signature

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Name in block letters

Miss Annie TAM

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Post Title

Director of Lands

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Date

17 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)174**

Question Serial No.

0913

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding extension of covenants under leases, please advise the following for 2009 and 2010, and the projection for 2011:

- (1) the number of applications made and granted (stated separately) for extension of time limits for completion of residential gross floor area (GFA) and commercial GFA;
- (2) the number of flats represented by applications made and granted (stated separately) for extension of time limits for completion of residential GFA;
- (3) the total amount of the penalties levied for extension of covenants for completion of residential GFA and commercial GFA (stated separately);
- (4) the basis for calculating such penalties;
- (5) the estimated change in market value of the residential GFA and commercial GFA (stated separately) affected by the extensions; and
- (6) whether any extensions were granted without penalty in 2009 and 2010 and the reasons for that.

Asked by : Hon. LI Kwok-po, David

Reply :

- (1) to (3) In 2009, a total of 19 applications were received and approved by the Lands Department (Lands D) for extending the Building Covenant (BC) periods for residential or commercial/residential developments involving an estimated number of 2 726 flats and a total premium of about \$67 million (including premium still subject to appeal). Another ten

applications were received and approved by Lands D for extending the BC periods for commercial developments involving a total premium of about \$75 million.

In 2010, Lands D received 19 applications for extending the BC periods for residential or commercial/residential developments involving an estimated number of 4 939 flats, and 17 of such applications involving an estimated number of 4 185 flats and a total premium of about \$74 million (including premium still subject to appeal) were approved by Lands D. Another nine applications were received and approved by Lands D for extending the BC periods for commercial developments involving a total premium of about \$8 million.

Applications for extending the BC periods are submitted by the developers who estimate that they cannot comply with the BCs stipulated in the leases. Lands D is not in a position to estimate the number of applications to be received or approved in 2011.

- (4) The premium for extending the BC period under a particular lease is assessed with reference to the current land value of the lot involved at the date of the expiry of the BC.
- (5) Lands D is not in a position to comment on the estimated change in market value of the residential and commercial gross floor area that might be affected by the BC extensions.
- (6) Free BC extensions were granted in 2009 and 2010 to a residential site granted by private treaty pending negotiation between the Government and the grantee on the form of development.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)175**

Question Serial No.

0914

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding lease enforcement cases, it is noted that the number has held almost constant, at 891, 904 and 900 for 2009, 2010 and 2011, respectively. Please advise whether the total number of cases handled in one year is limited by the staff establishment, or whether other factors are responsible for the stable number of cases. It is noted that under *Matters Requiring Special Attention in 2011-12* it is stated that the Department will continue to strengthen land control and lease enforcement work. How is this statement consistent with the fact that the number of lease enforcement cases is expected to fall by four in 2011?

Asked by : Hon. LI Kwok-po, David

Reply :

The number of staff engaged in lease enforcement work and their output have been relatively constant in recent years. While the number of lease enforcement cases in 2011 is expected to be similar to that of last year, the Lands Department will strengthen its efforts by handling more complicated cases in 2011.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)176**

Question Serial No.

0915

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is noted that the area of land disposed of by direct-grant Short Term Tenancies (STTs) has risen from 11.2 hectares (ha) in 2008 to 32.3 ha in 2009 and to 95.9 ha in 2010, when the budget for 2010 was 40.0 ha. Why was more than twice as much land for STTs awarded by direct grant in 2010 than forecast? Why is the area forecast to rise further to 125 ha in 2011? Meanwhile, the area of land under STTs awarded by tender fell from 79.17 ha in 2009 to 46.86 ha in 2010, and is forecast to remain low at 50.00 ha in 2011. Please advise the reason for the reduction.

Asked by : Hon. LI Kwok-po, David

Reply :

The increase in the area of land let by direct grant of short term tenancies (STTs) from 32.3 hectares (ha) in 2009 to 95.9 ha in 2010 was mainly due to a STT involving 52.7 ha of land granted for scout activities for a term from 1 November 2010 to 31 January 2011, with policy support from the Home Affairs Bureau. In addition there were some STTs granted for works sites and works areas for the West Island Line and the Hong Kong section of Guangzhou – Shenzhen – Hong Kong Express Rail Link, with policy support from the Transport and Housing Bureau and the Financial Services and the Treasury Bureau. The area of land to be let by direct grant of STTs is estimated to increase to 125 ha in 2011, taking into account a proposed STT involving 42.2 ha to the Young Men's Christian Association for an environmental education and wild life learning centre, with policy support from the Home Affairs Bureau and some STTs proposed for the works sites and works areas for the South Island Line (East) and the Kwun Tong Line Extension railway projects.

The area of land let on STTs by tender varies from year to year, depending on mainly the amount of government land that can be made available for this purpose. It is estimated that the amount of STT land to be let by tender in 2011 is roughly the same as the amount let in 2010.

Signature

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Name in block letters

Miss Annie TAM

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Post Title

Director of Lands

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Date

17 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)177**

Question Serial No.

0916

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please advise the total number of Short Term Tenancies (STTs) for temporary use of government land currently administered by the Department. Please advise how many of these have been held by the same tenant for ten years and more and also for 20 years and more.

Asked by : Hon. LI Kwok-po, David

Reply :

There are a total of 4 918 short term tenancies (STTs) currently administered by the Lands Department. 1 174 STTs have been held by the same tenant for ten years or more but less than 20 years, whilst 1 542 STTs have been held by the same tenant for 20 years or more.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)178**

Question Serial No.

0917

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is noted that in 2009, 177.23 hectares (ha) of land were awarded by private treaty grant, and that 1 480 flats were produced, while in 2010, 147.18 ha of land were awarded by private treaty grant and 1 328 flats were produced. However, in 2011 the Department is projecting that only 27 ha of land will be awarded by private treaty grant but 11 900 flats will be produced. Please advise the reason for both the sharply lower estimate of land to be awarded and the sharply higher estimate for flats to be completed.

Asked by : Hon. LI Kwok-po, David

Reply :

In 2009 and 2010, 163.58 hectares (ha) and 129.97 ha of land were granted respectively by private treaty to the Hong Kong Housing Authority for their divestment of commercial properties in existing public housing estates and these land grants did not involve new flat production. There will not be any such private treaty grants in 2011 and hence there will be a significant reduction in the area of land estimated to be granted by way of private treaty in 2011.

The number of flats generated from private treaty grants varies from year to year, depending on the number of completed land grants and also the number of new flats that can be produced from such completed land grants. In 2011, it is estimated that there will be private treaty grants for five railway property development projects, which will altogether produce over 11 000 flats.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)179**

Question Serial No.

0918

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is noted that the number of cases of government sites cleared and guarded has increased from 5 486 in 2009 to 7 022 in 2010 and that the number is expected to remain at a higher level of 7 020 in 2011. Please advise why the number has increased by some 28% in just one year, why the level will remain high for 2011 and whether additional staff resources have been deployed to cope with the increased workload.

Asked by : Hon. LI Kwok-po, David

Reply :

In 2010, the Lands Department redeployed additional staff to some of the district land control teams and as a result the number of cases of government sites cleared and guarded increased from 5 486 in 2009 by 28% to 7 022 in 2010. The Department aims to maintain the existing staffing level and estimates that a number of 7 020 cases, comparable to that of 2010, will be completed in 2011.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)180**

Question Serial No.

0919

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding items requiring special attention in 2011-12, it is stated that the Department will continue to undertake preparatory work on resumption and clearance of land required for proposed new projects such as the Tuen Mun – Chek Lap Kok Link, the Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road, the Hong Kong – Zhuhai – Macao Bridge Hong Kong Boundary Crossing Facilities, as well as the Liantang/Heung Yuen Wai Boundary Control Point and its connecting roads. Please advise the nature of the preparatory work for resumption and clearance of land still required to be carried out in 2011-12 for the latter three projects, and why this work requires that these tasks be highlighted as items requiring special attention. Regarding the Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road and the Hong Kong – Zhuhai – Macao Bridge Hong Kong Boundary Crossing Facilities, whether this preparatory work is being implemented by District Lands Office, Islands and, if so, whether the establishment has been increased to cope with this project work and the details of such increase.

Asked by : Hon. LI Kwok-po, David

Reply :

Depending on the nature and status of the projects in question, the nature of preparatory work to be carried out in 2011-12 for resumption and clearance of land includes handling objections in accordance with the statutory requirements under the relevant ordinances, negotiating with the affected land owners and occupiers on compensation, rehousing and village removal matters and initiating the necessary resumption procedures after authorisation of the projects under the relevant ordinances.

The reason for highlighting these projects in the Controlling Officer's Report is that they are the major infrastructure projects being implemented according to the scheduled programmes of the project departments.

The Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road and the Hong Kong – Zhuhai – Macao Bridge Hong Kong Boundary Crossing Facilities projects are not handled by the District Lands Office, Islands. They are handled by a separate dedicated team of 16 staff comprising one professional, 12 technical and three general grade staff established within the Lands Department to cope with the project work. Apart from the two projects, the team also handles the Tuen Mun – Chek Lap Kok Link project as well.

Signature \_\_\_\_\_

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)181**

Question Serial No.

0920

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is noted that the overall financial provision for Land Administration in 2010-11 stood at \$1,266.3 million, 4.1% lower than the original provision of \$1,319.8 million. For 2011-12, the overall provision will be \$1,326.5 million, only 0.5% higher than the original provision in 2010-11. Given that there is great pressure on the Government to increase the supply of land for the provision of new housing, please advise why the expenditure by the Lands Administration Office of Lands Department in the current fiscal year fell behind the original provision, and why the increase for 2011-12 is only 0.5% higher than the original provision, or less than the rate of inflation.

Asked by : Hon. LI Kwok-po, David

Reply :

The estimated financial provision of \$1,326.5 million for 2011-12 represents an increase of 4.8% over the revised financial provision for 2010-11. The Lands Department will, having due regard to the service need of the whole Department, consider redeployment of internal resources to cope with the additional work that may arise from the initiative to increase housing land supply, if deemed necessary.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)182**

Question Serial No.

3837

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the 27 new posts to be created by the Lands Department in 2011-12, will the Government inform this Committee of:

- (a) the expenditure involved;
- (b) whether the posts are permanent; if not, what types of posts are they; and
- (c) the titles and duties of the posts?

Asked by : Hon. PAN Pey-chyou

Reply :

- (a) In 2011-12, 31 posts will be created and four posts will be deleted, resulting in a net increase of 27 posts. The annual salary provision for the 31 posts is about \$10 million.
- (b) Of the 31 posts to be created, six posts are permanent posts and 25 posts are time-limited posts.
- (c) Details of the 31 posts to be created are as follows:

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Type of Posts</u>
1 Estate Surveyor	To strengthen support to	Time-limited
1 Land Surveyor	the work related to the	posts (three years)
1 Senior Land Executive	Frontier Closed Area	
1 Land Inspector I		

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Type of Posts</u>
1 Land Executive 1 Technical Officer (Cartographic)	To strengthen support to the advanced works of the North East New Territories New Development Area	Time-limited posts (three years)
1 Land Executive 1 Survey Officer (Land)	To protect country park enclaves	Time-limited posts (three years)
1 Solicitor 1 Land Surveyor 2 Survey Officers (Land) 1 Land Conveyancing Officer II 1 Treasury Accountant 1 Accounting Officer I 1 Executive Officer II 1 Clerical Officer 4 Assistant Clerical Officers 2 Supplies Assistants 1 Workman II 1 Chainman	To implement various railway projects taken up by the Railway Development Section	Time-limited posts (five years)
1 Analyst/Programmer II 1 Clerical Officer 1 Assistant Clerical Officer	To strengthen information technology and clerical support to the Government Rent and Premium Unit	Permanent posts
1 Clerical Assistant	To strengthen clerical support to the Slope Maintenance Section	Permanent post
1 Survey Officer (Land) 1 Technical Officer (Cartographic)	To strengthen technical support to the Slope Maintenance Responsibility Information System Unit	Permanent posts



Signature

\_\_\_\_\_

Name in block letters

Miss Annie TAM

\_\_\_\_\_

Post Title

Director of Lands

\_\_\_\_\_

Date

17 March 2011

\_\_\_\_\_

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)183**

Question Serial No.

0237

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In paragraph 25 of the Budget Speech, the Financial Secretary stated, in response to the market demand for residential sites, the Administration will specify in the Application List four residential sites for government-initiated sale by open auction or tender this year, and will put up for sale by tender five residential sites in addition to those sites on the Application List. However, the Financial Secretary has also expressed that the Administration has not pre-set timetable for the sale of these residential sites. Will the Administration inform this Committee the criteria and circumstances that would be considered as appropriate for the aforementioned open auction or tender of these sites?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The four residential sites designated for sale to be initiated by the Government on the 2011-12 Application List will be put out for sale in an orderly manner, if they are not successfully triggered for sale by then. To kick-start the process, the Government plans to initiate the auction of the ex-Ko Shan Road Customs and Excise Service Married Quarters in Hung Hom around April 2011.

The five residential sites on the List of Sites for Sale by Tender will be disposed of as and when the planning process has been completed and/or the Conditions of Sale are ready. Two of these sites, namely the site at Lee Kung Street and the other at the junction of Bulkeley Street and Gillies Avenue South, both in Hung Hom, will be tendered in April 2011 to provide small and medium-sized flats in urban Kowloon.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)184**

Question Serial No.

0239

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In paragraph 37 of the Budget Speech, the Financial Secretary said that most of the buildings approved for conversion or redevelopment of industrial buildings are located in Kwun Tong and Kowloon Bay. Will the Administration inform this Committee whether the Administration has any new measures to encourage application for conversion or redevelopment of industrial buildings located in districts other than Kwun Tong and Kowloon Bay?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The measures for conversion or redevelopment of industrial buildings are applicable to all districts. Apart from the applications for conversion or redevelopment of industrial buildings located in Kwun Tong and Kowloon Bay, the Lands Department has also received applications on industrial buildings in other districts including Wong Chuk Hang, Chai Wan, Tsuen Wan, Kwai Chung, Cheung Sha Wan, To Kwa Wan and San Po Kong.

Signature \_\_\_\_\_

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

Miss Annie TAM

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

Director of Lands

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)185**

Question Serial No.

0324

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In paragraph 100 of the Budget Speech, the Financial Secretary stated that the SAR Government will specify in the Application List two hotel sites for government-initiated sale by open auction or tender this year to foster hotel development. The Administration will also regularise the pilot measures of offering sites "restricted to hotel use" on the Application List and apply this arrangement to lease modification and land exchange applications from developers. Will the Administration inform this Committee :

- (a) of the details of applying the aforementioned arrangement to lease modification and land exchange applications from developers; and
- (b) whether the Administration has consulted the related industries on the application of the aforementioned arrangement to lease modification and land exchange applications from developers? If yes, of the details; if no, of the reason.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) To support the tourism industry, the Government, on a pilot basis, included sites in the 2008-09 Application List to be disposed of specifically for "hotel only" developments. On parity grounds and for the same policy objective, an applicant for lease modification or land exchange could opt for "hotel only" development on land where the town planning zoning (with planning permission if required) permits such use during the validity of the pilot scheme, and the premium would be assessed on "hotel only" basis instead of the maximum permissible development potential of the site irrespective of whether hotel use represents the optimal development. The Government has decided to turn the pilot scheme, extended twice to 2009-10 and 2010-11, into a permanent arrangement as from 2011-12. The Government has also

decided to convert Murray Building into hotel use and to initiate the sale of two hotel sites, one in Sai Kung and the other in Wan Chai, in 2011-12 if they have not been successfully triggered before then.

- (b) The Government has consulted The Federation of Hong Kong Hotel Owners and The Real Estate Developers Association of Hong Kong about the introduction of the “hotel only” scheme.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)186**

Question Serial No.

3204

Head : 91 Lands Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the estimates of expenditure of the Information Technology Management Unit (ITMU) of the Department:

- (a) What is the estimated expenditure in 2011-12? What is the rate of change as compared with the actual expenditure in 2010-11? What is (are) the reason(s) for the above rate of change in expenditure?
- (b) What specific projects are included in the Estimates of Expenditure 2011-12? Which of them are on-going projects and new projects? What are the number of staff, the costs and the implementation timetable of each project? Of the staff involved for each project, how many of them are civil servants, non-civil service contract staff and staff of outsourced service providers?
- (c) Has the Administration earmarked any provision for the promotion of e-engagement as well as opening up of public sector information? If so, what are the specific contents (including project names, details, manpower and costs involved, and implementation timetable)? If not, what is (are) the reason(s) and will the Administration consider carrying out such measures in the future?
- (d) What are the permanent establishment, existing number of staff and vacancies of the ITMU? Will there be any increase in manpower in the coming year? If so, what is the estimated number of additional posts and the ranks involved? Are these posts permanent in nature? Will candidates for these posts be appointed on civil service terms of appointment? If not, what is (are) the reason(s) for that?
- (e) Has the effectiveness of the ITMU been reviewed comprehensively? If so, what are the results of the review and the specific improvement measures involved? If not, what is (are) the reason(s) and will such review be carried out in the future?

Asked by : Hon. TAM Wai-ho, Samson

Reply :

- (a) The estimated expenditure of the Information Technology Management Unit (ITMU) of the Lands Department (Lands D) for 2011-12 is about \$3.4 million which is comparable to the actual expenditure in 2010-11.
- (b) The major on-going projects in 2011-12 are listed below:

Project	No. of staff required in 2011-12			Estimated expenditure in 2011-12 \$ Million
	Civil service staff	Non-civil service contract staff	Staff of outsourced service provider	
<b>Support of Business Applications and Operations</b>	0.5	0	2	1.12
<b>Support of IT Infrastructure</b>	2.5	0	0	1.53
<b>Support of Business Strategy and Information Management</b>	1	0	0	0.73

- (c) The ITMU provides technical advice and support to the users in Lands D. It will continue to take an active role in promoting the opening up of public sector information by providing information related to the functions of the Department through its website. An electronic mail box has been set up to collect public views and to receive and respond to public enquiries and complaints. The expenditure will be absorbed by the Department.
- (d) The permanent establishment, existing strength and vacancies of the ITMU are shown in the following table:

Grade	Establishment	Strength	Vacancy
Systems Manager	1	1	0
Analyst/Programmer I	3	3	0
<b>Total</b>	<b>4</b>	<b>4</b>	<b>0</b>

There is no plan to increase the establishment of the ITMU in 2011-12.

- (e) Lands D has set up the Information Technology Steering Committee which meets regularly to review the manpower resources, efficiency and effectiveness of the ITMU.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 18 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)187**

Question Serial No.

3147

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of NCSC staff	( )	( )	( )	( )
Details of the positions held by NCSC staff				
Total expenditure on salaries for NCSC staff	( )	( )	( )	( )
Monthly salary range of NCSC staff				
● \$30,001 or above	( )	( )	( )	( )
● \$16,001 - \$30,000	( )	( )	( )	( )
● \$8,001 - \$16,000	( )	( )	( )	( )
● \$6,501 - \$8,000	( )	( )	( )	( )
● \$5,001 - \$6,500	( )	( )	( )	( )
● \$5,000 or below	( )	( )	( )	( )
● number of staff with monthly salary below \$5,824	( )	( )	( )	( )
● number of staff with monthly salary between \$5,824 and \$6,500	( )	( )	( )	( )
Length of service of NCSC staff				
● 5 years or above	( )	( )	( )	( )
● 3 – 5 years	( )	( )	( )	( )
● 1 – 3 years	( )	( )	( )	( )
● less than 1 year	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Number of NCSC staff successfully appointed as civil servants	( )	( )	( )	( )
Number of NCSC staff failed to be appointed as civil servants	( )	( )	( )	( )
Percentage of NCSC staff against the total staff in the department	( )	( )	( )	( )
Percentage of staff costs for NCSC staff against the total staff costs in the department	( )	( )	( )	( )
Number of NCSC staff with paid meal break	( )	( )	( )	( )
Number of NCSC staff without paid meal break	( )	( )	( )	( )
Number of NCSC staff working 5 days per week	( )	( )	( )	( )
Number of NCSC staff working 6 days per week	( )	( )	( )	( )

Figures in ( ) denote year-on-year changes

Asked by : Hon. WONG Kwok-hing

Reply :

Information on the employment of full-time non-civil service contract (NCSC) staff is provided below. As the need for and number of NCSC staff fluctuate with changing service needs of the Department, we are unable to provide information for 2011-12.

**(a) Number and job nature of NCSC staff**

Job nature	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
Professional	68 (+13%)	60 (+43%)	42
Technical & inspectorate	105 (-5%)	110 (+20%)	92
General administration	75 (-3%)	77 (-6%)	82
<b>Total:</b>	248 (+0.4%)	247 (+14%)	216

**(b) Total expenditure on salaries for NCSC staff**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
\$43 million (N/A)	\$58.5 million (+16%)	\$50.4 million

**(c) Salaries and length of service of NCSC staff**

Monthly salary	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
\$30,001 or above	74 (+17%)	63 (+37%)	46
\$16,001 to \$30,000	20 (-13%)	23 (+5%)	22
\$8,001 to \$16,000	149 (-6%)	158 (+9%)	145
\$6,501 to \$8,000	5 (+67%)	3 (0%)	3
\$5,001 to \$6,500	0	0	0
\$5,000 or less	0	0	0
Less than \$5,824	0	0	0
\$5,824 to \$6,500	0	0	0
<b>Total:</b>	248 (+0.4%)	247 (+14%)	216

Length of services	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
5 years or above	8 (+300%)	2 (0%)	2
3 years to less than 5 years	14 (-42%)	24 (+4%)	23
1 year to less than 3 years	148 (+41%)	105 (+114%)	49
Less than 1 year	78 (-33%)	116 (-18%)	142
<b>Total:</b>	248 (+0.4%)	247 (+14%)	216

**(d) Number of NCSC staff appointed as civil servants**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
8 (-56%)	18 (-59%)	44

**(e) Number of NCSC staff failed to be appointed as civil servants**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
42 (+35%)	31 (+41%)	22

**(f) Percentage of NCSC staff against the total staff in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
6% (0%)	6% (+0.6%)	5.4%

**(g) Percentage of staff costs for NCSC staff against the total staff costs in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
4.3% (-0.1%)	4.4% (+0.5%)	3.9%

**(h) Paid meal break for NCSC staff**

Meal break	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
Paid meal break	241 (-0.4%)	242 (+15%)	211
Unpaid meal break	7 (+40%)	5 (0%)	5
<b>Total:</b>	248 (+0.4%)	247 (+14%)	216

**(i) Working days of NCSC staff**

Working days	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
5 working days per week	248 (+0.4%)	247 (+14%)	216
6 working days per week	0	0	0
<b>Total:</b>	248 (+0.4%)	247 (+14%)	216

*Figures in ( ) denote year-on-year changes*

Signature \_\_\_\_\_

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)188**

Question Serial No.

3148

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

On engagement of agency workers, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of contracts with employment agencies	( )	( )	( )	( )
Contract sum paid to each employment agency	( )	( )	( )	( )
Total amount of commission paid to each employment agency	( )	( )	( )	( )
Duration of service for each employment agency	( )	( )	( )	( )
Number of agency workers	( )	( )	( )	( )
Details of the positions held by agency workers				
Monthly salary range of agency workers				
● \$30,001 or above	( )	( )	( )	( )
● \$16,001 - \$30,000	( )	( )	( )	( )
● \$8,001 - \$16,000	( )	( )	( )	( )
● \$6,501 - \$8,000	( )	( )	( )	( )
● \$5,001 - \$6,500	( )	( )	( )	( )
● \$5,000 or below	( )	( )	( )	( )
● number of workers with salary below \$5,824	( )	( )	( )	( )
● number of workers with salary between \$5,824 and \$6,500	( )	( )	( )	( )
Length of service of agency workers				
● 5 years or above	( )	( )	( )	( )
● 3 - 5 years	( )	( )	( )	( )
● 1 - 3 years	( )	( )	( )	( )
● less than 1 year	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Percentage of agency workers against the total staff in the department	( )	( )	( )	( )
Percentage of expenditure for employment agencies against the total staff costs in the department	( )	( )	( )	( )
Number of workers with paid meal break	( )	( )	( )	( )
Number of workers without paid meal break	( )	( )	( )	( )
Number of workers working 5 days per week	( )	( )	( )	( )
Number of workers working 6 days per week	( )	( )	( )	( )

( ) denotes percentage of increase or decrease per year

Asked by : Hon. WONG Kwok-hing

Reply :

The information in respect of engagement of agency workers for 2008-09, 2009-10 and 2010-11, excluding services provided under term contracts centrally administered by the Office of the Government Chief Information Officer, is appended below. The need for and the number of agency workers vary over time with the changing service needs of the Department. The Lands Department (Lands D) is not in a position to provide information for 2011-12.

**(a) Number of contracts with employment agencies (EAs)**

2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
23 (-26%)	31 (+29%)	24

**(b) Contract sums and duration of services**

Contract sums	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of contracts		
Less than \$0.5 million	19 (-21%)	24 (+14%)	21
\$0.5 million to \$1 million	3 (-50%)	6 (+200%)	2
Over \$1 million	1 (0%)	1 (0%)	1
<b>Total:</b>	23 (-26%)	31 (+29%)	24

Duration of services	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of contracts		
6 months or less	0 (-100%)	1 (-88%)	8
Over 6 months to 1 year	22 (-21%)	28 (+87%)	15
Over 1 year to 2 years	1 (-50%)	2 (+100%)	1
Over 2 years	0	0	0
<b>Total:</b>	23 (-26%)	31 (29%)	24

(c) **Commission paid to EAs**

In procuring employment agency service, Lands D complies with the relevant Stores and Procurement Regulations, Financial Circulars and guidelines issued by the Civil Service Bureau. These regulations and guidelines do not require the departments to specify the amount or the rate of commission payable to EAs. Lands D does not have information on the commission paid to EAs.

(d) **Number and job categories of workers**

	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
Number of workers	80 (-11%)	90 (+22%)	74

Job categories of workers <sup>Note</sup>	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of workers		
Backend office support	37 (-5%)	39 (+22%)	32
Technical services	43 (-16%)	51 (+21%)	42
<b>Total:</b>	80 (-11%)	90 (+22%)	74

Note: Agency workers are generally referred to as temporary staff and are not assigned any specific post titles. Information of the workers by two broad job categories is provided.

(e) **Monthly salary range of agency workers**

For contracts with quotations invited before April 2010, Lands D specified the service fee charged by the EAs in providing agency workers and Lands D does not have information about the salary of the agency workers. Since April 2010, Lands D has specified in the contracts that the EAs must, for the whole duration of the concerned service contracts, pay their agency workers wages no less than

the average monthly wage of miscellaneous non-production workers in all selected industries published in the latest Census and Statistics Department's Quarterly Report of Wage and Payroll Statistics at the time when tenders are invited. As at 30 September 2010, Lands D engaged 80 agency workers, six of them were sourced under a contract with quotation invited after April 2010. The minimum monthly wage specified in the contract was \$7,183.

**(f) Length of service of agency workers**

Lands D and its EAs enter into a service contract under which the EAs will supply manpower as and when Lands D requires it. The agency workers supplied by the EAs to Lands D are the employees of the EAs. Lands D does not have information on the years of service of agency workers.

**(g) Percentage of workers against the total staff in the Department**

2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
2% (-0.2%)	2.2% (+0.3%)	1.9%

**(h) Percentage of expenditure for EAs against the total staff costs in the Department**

2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
0.5% (-0.1%)	0.6% (+0.1%)	0.5%

**(i) Paid meal break for workers**

The agency workers are employed by the EAs, and whether the meal break is paid or not is governed by the employment contract between the EAs and the agency workers. Lands D does not have such contractual information between the two parties.

**(j) Working days of workers**

Working days	2010-11 (as at 30.9.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of workers		
5 working days per week	80 (-11%)	90 (+22%)	74
6 working days per week	0	0	0
<b>Total:</b>	80 (-11%)	90 (+22%)	74

( ) denotes percentage of increase or decrease per year



Signature

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Name in block letters

Miss Annie TAM

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Post Title

Director of Lands

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Date

18 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)189**

Question Serial No.

3149

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

On engagement of “outsourced workers”, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of outsourced service contracts	( )	( )	( )	( )
Total expenditure for outsourced service providers	( )	( )	( )	( )
Duration of service for each outsourced service provider	( )	( )	( )	( )
Number of workers engaged through outsourced service providers	( )	( )	( )	( )
Details of the positions held by outsourced workers (e.g. customer service, property management, security, cleansing and information technology)				
Monthly salary range of outsourced workers	( )	( )	( )	( )
● \$30,001 or above	( )	( )	( )	( )
● \$16,001 - \$30,000	( )	( )	( )	( )
● \$8,001 - \$16,000	( )	( )	( )	( )
● \$6,501 - \$8,000	( )	( )	( )	( )
● \$5,001 - \$6,500	( )	( )	( )	( )
● \$5,000 or below	( )	( )	( )	( )
● number of workers with salary below \$5,824	( )	( )	( )	( )
● number of workers with salary between \$5,824 and \$6,500	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Length of service of outsourced workers				
● 5 years or above	( )	( )	( )	( )
● 3 - 5 years	( )	( )	( )	( )
● 1 - 3 years	( )	( )	( )	( )
● less than 1 year	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Percentage of outsourced workers against the total staff in the department	( )	( )	( )	( )
Percentage of expenditure for outsourced service providers against the total staff costs in the department	( )	( )	( )	( )
Number of workers with paid meal break	( )	( )	( )	( )
Number of workers without paid meal break	( )	( )	( )	( )
Number of workers working 5 days per week	( )	( )	( )	( )
Number of workers working 6 days per week	( )	( )	( )	( )

( ) denotes percentage of increase or decrease per year

Asked by : Hon. WONG Kwok-hing

Reply :

The Lands Department (Lands D) uses outsourced services in slope maintenance, land and property management, survey and mapping, information technology, office cleansing and support services, etc. The requested information for 2008-09, 2009-10 and 2010-11 is provided below. The need for outsourced services fluctuates with changing service needs. Lands D is not in a position to provide information for 2011-12.

**(a) Number of outsourced service contracts**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
66 (+5%)	63 (+11%)	57

**(b) Total expenditure for outsourced service providers**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
\$94.4 million (N/A)	\$142 million (+24%)	\$114.7 million

(c) **Duration of outsourced service contracts**

<b>Duration of service</b>	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	<b>Number of contracts</b>		
6 months or less	25 (+14%)	22 (-15%)	26
Over 6 months to 1 year	12 (-14%)	14 (+27%)	11
Over 1 year to 2 years	13 (-28%)	18 (+29%)	14
Over 2 years	16 (+78%)	9 (+50%)	6
<b>Total:</b>	66 (+5%)	63 (+11%)	57

(d) **Estimated total number of workers engaged through outsourced service providers**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
543 (-14%)	635 (+9%)	582

(e) **Work nature of outsourced workers**

<b>Nature of service contracts</b>	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	<b>Estimated number of workers</b>		
Slope maintenance	194 (-20%)	243 (+4%)	233
Land and property management	225 (-19%)	277 (+25%)	221
Survey and mapping	26 (+44%)	18 (-25%)	24
Information technology	61 (+7%)	57 (-5%)	60
Office cleansing and support services	37 (-8%)	40 (-9%)	44
<b>Total:</b>	543 (-14%)	635 (+9%)	582

**(f) Salaries and length of service of outsourced workers**

All the above service contracts did not contain information about the wages of outsourced workers except those involving the supply of security guards and cleansing workers. As a measure to protect non-skilled workers (including security guards and cleansing workers), the Administration promulgated a mandatory requirement on wage rates for government service contracts in May 2004. Under this requirement, service providers are required to offer monthly wages to non-skilled workers which are no less than the average monthly wages for the relevant industries/occupations as published in the latest Census and Statistics Department's Quarterly Report of Wage and Payroll Statistics at the time when tenders are invited. Since then, Lands D has specified the wage requirement in its security and cleansing contracts.

Lands D does not have information on the years of service of outsourced workers who are employees of the contractors.

**(g) Percentage of workers against the total staff in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
11.7% (-1.7%)	13.4% (+0.6%)	12.8%

**(h) Percentage of expenditure for outsourced service providers against the total staff costs in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
8.6% (-1.1%)	9.7% (+1.6%)	8.1%

**(i) Paid meal break for outsourced workers**

The outsourced workers are employed by the contractors, and whether the meal break is paid or not is governed by the employment contracts between the contractors and outsourced workers. Lands D does not have such contractual information between the two parties.

**(j) Working days of outsourced workers**

Lands D does not have information on the working days of outsourced workers who are the employees of the contractors and are under the deployment of the latter.

Signature

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Name in block letters

Miss Annie TAM

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Post Title

Director of Lands

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Date

18 March 2011

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Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)190**

Question Serial No.

1358

Head : 118 Planning Department

Subhead (No. & title) :

000 Operational expenses

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

How much funding will be allocated for preparing Development Permission Area Plans for land currently not covered by any statutory plans? Before preparing the plans, has the Department conducted any studies on the scientific interest or the ecological value of the areas? If yes, what is the amount of provision involved?

Asked by : Hon. CHAN Tanya

Reply :

The making of statutory town plans is an on-going task. In the 2011-12 Draft Estimates, an additional sum of about \$4 million has been approved for preparation of Development Permission Area Plans in the rural areas not yet covered by statutory town plans. Depending on the characteristics of the Development Permission Areas, the availability of ecological information and the concerned government departments' recommendations, assessments on ecological attributes may be undertaken in the plan-making process.

Signature \_\_\_\_\_

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

Jimmy C.F. LEUNG

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

Director of Planning

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)191**

Question Serial No.

1359

Head : 118 Planning Department

Subhead (No. & title) :

000 Operational expenses

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Will the Department step up enforcement and prosecution actions against unauthorised developments? How much funding has been allocated for the related work?

Asked by : Hon. CHAN Tanya

Reply :

The Planning Department has been stepping up enforcement and prosecution actions against unauthorised developments in order to prevent further deterioration of the environment in the rural New Territories. Proactive enforcement and reinstatement actions will be undertaken in particular in environmentally sensitive and ecologically significant areas.

Enforcement and prosecution against unauthorised developments in the rural New Territories are undertaken by staff of the Department as part of the normal duties. There is no breakdown on the funding allocated for this particular area of work.

Signature \_\_\_\_\_

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

Jimmy C.F. LEUNG

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

Director of Planning

Date \_\_\_\_\_

16 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)192**

Question Serial No.

1360

Head : 118 Planning Department

Subhead (No. & title) :

000 Operational expenses

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What is the amount of provision made by the Department for undertaking investigation and follow-up action in respect of the columbaria development contravening with the provisions of Outline Zoning Plans or Development Permission Area Plans?

Asked by : Hon. CHAN Tanya

Reply :

Enforcement and prosecution work against unauthorised columbarium developments in the rural New Territories which contravene the Development Permission Area Plans or Outline Zoning Plans is undertaken by staff of the Planning Department as part of their normal duties. There is no breakdown on the funding allocated for this particular area of work.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Jimmy C.F. LEUNG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)193**

Question Serial No.

1465

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The Department completed the Study on the Land Use Planning for the Closed Area in 2010-11. In 2011-12, will any follow-up actions be taken to determine specific uses for the areas released from the Closed Area with a development schedule? In 2011-12, will there be any plans to actively develop the areas released as well as releasing more areas from the Closed Area? If yes, what is the amount of expenditure and manpower to be involved?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Based on the findings of the Study on Land Use Planning for the Closed Area which was completed in July 2010, five Development Permission Area (DPA) Plans covering the areas to be released from the Frontier Closed Area (FCA) and providing a statutory planning framework for their conservation and development were exhibited for public inspection under the provision of the Town Planning Ordinance (TPO) on 30 July 2010. In 2011-12, Planning Department (PlanD) will continue to process the representations and comments submitted in respect of the DPA Plans for consideration by the Town Planning Board according to provision of TPO.

Developments in the areas to be released from the FCA are now subject to statutory planning control of the five DPA Plans. The planning and development control work is taken up by the Sha Tin, Tai Po and North District Planning Office of PlanD as part of their routine duties. There is no breakdown on the amount of expenditure or manpower spent in this area.

Signature \_\_\_\_\_

Name in block letters Jimmy C.F. LEUNG

Post Title Director of Planning

Date 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)194**

Question Serial No.

1473

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The Department will prepare Development Permission Area (DPA) Plans for enclaves not covered by country parks in 2011-12. Please provide a list of the enclaves involved and the timetable for preparing the DPA Plans.

Asked by : Hon. CHEUNG Hok-ming

Reply :

Having regard to such factors as conservation value, aesthetic and landscape quality, geographical location and the existing scale of human settlement, country park enclaves will either be included into country parks or designated as Development Permission Areas (DPA). Since 2010, DPA plans have been prepared for Sai Wan, Hoi Ha, Pak Lap, So Lo Pun, Tin Fu Tsai, To Kwa Peng and Pak Tam Au. We will continue to prepare statutory plans for enclaves deemed suitable for designation as DPA. However, premature release of the timetable at this stage is inappropriate as it will undermine the effectiveness of the intended statutory planning control.

Signature \_\_\_\_\_

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

Jimmy C.F. LEUNG

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

Director of Planning

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)195**

Question Serial No.

0018

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the Study on the Action Plan for the Bay Area of the Pearl River Estuary, will the Administration inform this Committee of the total expenditure and manpower involved, the time frame of the Study and how the Department ensured that public views were extensively and adequately collected during the process?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

The total cost of the Study is RMB15 million, which is equally shared among Guangdong, Hong Kong and Macao. The management of the Study is absorbed by the existing staff. The Study is expected to be completed in 2011.

Public consultation on the preliminary findings of the Study commenced in Hong Kong, Guangdong and Macao simultaneously on 14 January 2011. A press release was issued on the same day to disseminate the relevant information. The Study's website has been launched and includes information like the Public Consultation Digest to facilitate better understanding by the public of the preliminary findings of the Study and collection of public views. So far, two public forums have been held on 29 January and 3 March 2011 to collect public views. Another public forum is scheduled for 9 April 2011. The Legislative Council Panel on Development was briefed on 22 February 2011. Briefings for professional institutes and individual organisations have also been conducted.

The public views received during the study period will be taken into account for refining the recommendations of the Study. The Study Report, together with the public views collected, will then be promulgated for further discussion with the community.

Signature \_\_\_\_\_

Name in block letters Jimmy C.F. LEUNG

Post Title Director of Planning

Date 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)196**

Question Serial No.

1980

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the second indicator “objections/representations to statutory plans processed” under the Indicators, the actual number dropped from 4 352 in 2009 to 1 303 in 2010. What was the reason for the drop? Was it related to the efficiency of the Department in processing the objections/representations to statutory plans? What were the difficulties encountered by the Department in 2010?

Besides, the estimated number of this indicator is still as high as 5 000 in 2011. Is there any improvement measure taken by the Department to cope with the work?

Asked by : Hon. IP LAU Suk-ye, Regina

Reply :

The number of objections/representations processed by the Planning Department is dependant on the number of plans gazetted by the Town Planning Board (the Board) and the number of representations submitted. The representations have to be heard by the Board within the statutory time limit under the Town Planning Ordinance (the Ordinance). Therefore, the number of representations processed is not related to the efficiency of the Planning Department. The higher number of objections/representations processed in 2009 was mainly due to a substantial number (about 3 200) of objections/representations received in respect of three Outline Zoning Plans (OZPs).

Development restrictions have been incorporated into a number of OZPs which were published for public inspection under the Ordinance in late 2010. A substantial number of representations have been received. These representations will be processed in 2011. The Planning Department has the required manpower to process the representations received.

Signature \_\_\_\_\_

Name in block letters Jimmy C.F. LEUNG

Post Title Director of Planning

Date 16 March 2011



Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)197**

Question Serial No.

0877

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the Study on the Action Plan for the Bay Area of the Pearl River Estuary, please provide the details of all projects that are or will be undertaken in Hong Kong with a breakdown of the expenditure involved.

Asked by : Hon. LAU Wai-hing, Emily

Reply :

The Study on the Action Plan for the Bay Area of the Pearl River Estuary (the Study) is a regional planning study jointly commissioned by the Governments of Hong Kong, Guangdong and Macao. It focuses on planning concept and seeks for recommendations that will enhance the livability of the Bay Area. The Study has not proposed any works projects but has mainly put forward conceptual ideas and directions for reference by the three places as they formulate their own policies and measures according to their own mechanisms and circumstances. As far as Hong Kong is concerned, when we formulate plans and development projects, we will make reference to the conceptual ideas and directions to be included in the Study report according to our own mechanisms and circumstances.

Signature \_\_\_\_\_

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

Jimmy C.F. LEUNG

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

Director of Planning

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)198**

Question Serial No.

2451

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the monitoring of the Hong Kong-Macao-Guangdong Information Database, what are the content, information providers, purposes, areas of application, restrictions on use and intended users of the database? What sort of information has been or will be provided by the Planning Department and what is the information used for? Does the Planning Department have any concrete plans, measures and actions for monitoring the database and what are the manpower and expenditure involved for each area of work?

Asked by : Hon. LAU Wai-hing, Emily

Reply :

The Hong Kong-Macao-Guangdong Information Database is an online information system jointly developed by the Planning Department (PlanD) and the Census and Statistics Department (C&SD). It contains socio-economic statistical data and reference materials relating to cross-boundary infrastructure and development planning in Hong Kong, Macao and the Mainland (particularly in Guangdong and the Pearl River Delta Region) compiled by C&SD and PlanD through various sources. The system provides an electronic platform for government bureaux and departments to access cross-boundary infrastructure and development planning information for reference.

The major monitoring work related to the Hong Kong-Macao-Guangdong Information Database is : (a) to carry out management and maintenance work to ensure proper operation of the Database; (b) to review the built-in functions regularly in order to meet operational needs; and (c) to undertake regular updating of the information. As the monitoring work is undertaken by staff of PlanD as part of their normal duties, there is no breakdown on the funding allocated for this area of work, apart from an annual maintenance cost of about \$0.65 million for the Database.

Signature \_\_\_\_\_

Name in block letters Jimmy C.F. LEUNG

Post Title Director of Planning

Date 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)199**

Question Serial No.

2452

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What are the objectives, target groups, planning concept and details of community engagement for the new integrated planning study on Hung Shui Kiu New Development Area undertaken by the Planning Department? What are the study process and programme in detail and the expenditure involved?

Asked by : Hon. LAU Wai-hing, Emily

Reply :

The Hung Shui Kiu New Development Area (NDA) Planning and Engineering Study (the Study) to be jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) aims to formulate a land use framework and ascertain the feasibility of implementing the recommended proposals for the development of the Hung Shui Kiu NDA to meet housing and other land use needs of Hong Kong in the long term.

A three-stage community engagement is adopted for the Study. In order to collect public views on the key issues including the vision, strategic role/function and planning principles of the NDA as early as possible, the Stage 1 community engagement has commenced since November 2010 in advance of the Study, so that the views collected can be considered by the study consultants upon commencement of the Study for preparation of the Preliminary Outline Development Plan (ODP). At Stages 2 and 3 of the community engagement, the public will be engaged on the development proposals put forward in the Preliminary ODP and Recommended ODP respectively. During various stages of the community engagement, we have and will continue to engage the Legislative Council, Heung Yee Kuk, Town Planning Board, relevant District Councils and Rural Committees, environmental groups and other stakeholders.

Subject to the funding approval by the Finance Committee, the Study is scheduled to commence in the third quarter of 2011 with a study period of 30 months. The project estimate of the Study is \$70.4 million and the estimated expenditure for 2011-12 is \$3.128 million.

Signature	_____
Name in block letters	_____ Jimmy C.F. LEUNG _____
Post Title	_____ Director of Planning _____
Date	_____ 18 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)200**

Question Serial No.

2838

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the consultation exercise for the Action Plan for the Bay Area of the Pearl River Estuary, up to the expiry of the consultation period on 10 February this year, has the Hong Kong Planning and Infrastructure Exhibition Gallery distributed the relevant consultation papers? How many copies have been distributed? During the consultation period, has the Hong Kong Planning and Infrastructure Exhibition Gallery exhibited the summary of the Plan?

Asked by : Hon. LAU Wai-hing, Emily

Reply :

The Study on the Action Plan for the Bay Area of the Pearl River Estuary (the Study) is a regional planning study jointly commissioned by the Governments of Hong Kong, Guangdong and Macao. It focuses on planning concept and seeks for recommendations that will enhance the livability of the Bay Area. To facilitate dissemination of information to the public, a dedicated website of the Study has been launched since 14 January 2011. Relevant information on the Study including a public consultation digest has been uploaded onto the Study's website for public viewing. Hard copies of the digest were distributed to participants of the public forum on 29 January 2011 and are also available at the planning enquiry counters of Planning Department in North Point and Sha Tin as well as in the Hong Kong Planning and Infrastructure Exhibition Gallery. As the digest is also distributed through the website, we have no record of how many copies of it have been distributed.

Signature \_\_\_\_\_

Name in block letters Jimmy C.F. LEUNG

Post Title Director of Planning

Date 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)201**

Question Serial No.

3452

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Has the Government earmarked any provision for the consultation and research work regarding the Study on the Action Plan for the Bay Area of the Pearl River Estuary? If yes, what is the amount of the provision? What aspects will be covered by the research work? What is the programme involved and the role of the Development Bureau in the overall planning? Is there any measure to ensure that the Government will give due consideration to public views and that the "One Country, Two Systems" principle will be implemented?

Asked by : Hon. LAU Wai-hing, Emily

Reply :

The Study on Action Plan for the Bay Area of the Pearl River Estuary (the Study) is a regional planning study which provides a common platform for Hong Kong (HK), Guangdong (GD) and Macao to discuss and share experiences. It focuses on planning concept and seeks for recommendations that will enhance the livability of the Bay Area. The Study commenced in April 2010 and is expected to be completed in 2011. The cost of the Study is RMB15 million, which is equally shared among HK, GD and Macao. The Development Bureau is responsible for providing policy steer to the Department in overseeing the work of the consultants.

The Study has analysed the characteristics of global "livable regions", examined the practical experiences of a number of world-renowned livable regions and highlighted six major components of a livable region. Based on these analyses, it assesses the existing situation of the Bay Area and puts forward preliminary conceptual ideas and directions that will enhance the livability of the Bay Area for the reference of the three places as they map out their own plans according to their own mechanisms and circumstances.



Various channels have been adopted to ensure wide dissemination of the study information and collection of public views. These include issuing of press releases, launching of a dedicated Study website, with relevant information including the Public Consultation Digest, and arranging briefings/public forums. So far, two public forums have been held on 29 January and 3 March 2011, and another public forum is scheduled for 9 April 2011. The Legislative Council Panel on Development was recently briefed on 22 February 2011. Briefings for professional institutes and individual organisations have also been conducted. All public views collected will be duly considered for refining the recommendations of the Study, and collated for promulgation in due course.

The Study mainly puts forward preliminary conceptual ideas and directions for reference by the three places as they formulate their own policies and measures. Under the framework of “One Country, Two Systems”, the three Governments will formulate their respective plans making reference to the recommendations of the study report according to their own mechanisms and circumstances.

Signature	_____
Name in block letters	_____ Jimmy C.F. LEUNG _____
Post Title	_____ Director of Planning _____
Date	_____ 18 March 2011 _____

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)202**

Question Serial No.

3775

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

In paragraph 4 of the brief description of this programme, it stated that in 2010-11 the Administration completed the planning study on the Action Plan for the Bay Area of the Pearl River Estuary. With regard to this Study, would the Administration advise:

- (a) the details of the Study;
- (b) the findings of the Study;
- (c) the manpower and expenditure involved in the Study; and
- (d) the results of public consultation on the Study?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The Study on Action Plan for the Bay Area of the Pearl River Estuary (the Study) is a regional planning study which provides a common platform for Hong Kong (HK), Guangdong (GD) and Macao to discuss and share experiences. It focuses on planning concept and seeks for recommendations that will enhance the livability of the Bay Area. The Study commenced in April 2010 and is expected to be completed in 2011.
- (b) The Study has analysed the characteristics of global “livable regions”, examined the practical experiences of a number of world-renowned livable regions and highlighted six major components of a livable region. Based on these analyses, it assesses the existing situation of the Bay Area and puts forward preliminary conceptual ideas and directions for enhancing the livability of the Bay Area for the reference of the three places as they map out their own plans according to their own mechanisms and circumstances. The Study is in progress and the final outcome will be available within 2011.

- (c) The cost of the Study is RMB15 million, which is equally shared among HK, GD and Macao. An amount of about \$4.21M (i.e. 70% of HK's share of the Study) will be expended in 2010-11. The manpower for managing the Study was absorbed by the Planning Department's existing staff.
- (d) Public views collected during public consultation will be duly considered in refining the recommendations of the Study and collated for promulgation in due course.

Signature \_\_\_\_\_

Name in block letters Jimmy C.F. LEUNG

Post Title Director of Planning

Date 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)203**

Question Serial No.

3776

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the performance indicators in respect of district planning, it is estimated that the number of “warning letters/compliance reminders and enforcement/stop/reinstatement notices issued” in 2011 is 6 000. Would the Administration inform us why there is such a rise in the estimate over the previous year?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The estimate for 2011 is similar to the number of warning letters/compliance reminders and enforcement/stop/reinstatement notices issued in the previous year (i.e. 5 995), reflecting the sustained efforts in planning enforcement of the Planning Department.

Signature \_\_\_\_\_

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

Jimmy C.F. LEUNG

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

Director of Planning

Date \_\_\_\_\_

16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)204**

Question Serial No.

3777

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the performance indicators in respect of district planning, the actual numbers of "reports on alleged unauthorised development investigated" were 1 249 in 2009 and 1 301 in 2010. With regard to this indicator, would the Administration advise us whether the report cases had been categorised? If yes, please provide the breakdown by category. If not, what are the reasons?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The breakdown of the number of reports on alleged unauthorised developments investigated in 2009 and 2010 by types is provided below :

<b>Types</b>	Workshop	Storage	Container-related Uses	Car Parking	Land/Pond Filling	Others	Total
<b>2009</b>	107	240	77	101	404	320	1 249
<b>2010</b>	164	227	69	95	412	334	1 301

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Jimmy C.F. LEUNG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)205**

Question Serial No.

0403

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Will the Administration provide the following information:

- (a) a breakdown of the financial provisions used in 2010-11, including the expenditure and manpower involved, for the completion of the planning studies on Land Use Planning for the Closed Area, Action Plan for the Bay Area of the Pearl River Estuary, Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas as well as Cross-boundary Travel Survey 2009; and
- (b) out of the provision of \$83.7 million under this programme in 2011-12, the respective amount of provision for:
  - (a) commencing and managing the Cross-boundary Travel Survey 2011; and
  - (b) monitoring the Hong Kong-Macao-Guangdong Information Database and continuing with research on development issues with a cross-boundary dimension.

Asked by : Hon. LEUNG Kwan-yuen, Andrew

Reply :

- (a) The 2010-11 estimated expenditure of the following four studies are as follows :

<b>Studies/Survey</b>	<b>2010-11 Estimated Expenditure (\$ million)</b>
Land Use Planning for the Closed Area	0.45
Study on Action Plan for the Bay Area of the P River Estuary	4.21

<b>Studies/Survey</b>	<b>2010-11 Estimated Expenditure (\$ million)</b>
Study on the Enhancement of the Lau Fau Shan R Township and Surrounding Areas	2.51
Cross-boundary Travel Survey 2009	0.80

The administration of the above studies has been absorbed by the existing staff resources. There is no breakdown on the manpower involved in this particular area of work.

(b) The 2011-12 estimated expenditure for the following two studies are as follows :

<b>Studies/Survey</b>	<b>2011-12 Estimated Expenditure (\$ million)</b>
Cross-boundary Travel Survey 2011	2.56
Hong Kong-Macao-Guangdong Information Database	0.65

The studies related to cross-boundary development matters are to be carried out using the existing staff resources. There is no breakdown on the manpower involved in this particular area of work.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Jimmy C.F. LEUNG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)206**

Question Serial No.

3210

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (3) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the estimates of expenditure of the information technology management unit of the Department:

- a. What is the estimated expenditure for 2011-12? What is the percentage change compared with the actual expenditure for 2010-11? What account for this percentage change in expenditure?
- b. What specific initiatives are involved in the estimates of expenditure for 2011-12? Which of them are ongoing and new initiatives respectively? What are the staff number, cost and implementation timetable of each initiative? Among the staff involved, how many of them are civil servants, non-civil service contract staff and staff of outsourced services respectively?
- c. Whether funds have been reserved for promoting electronic civic participation and public sector information access? If yes, what are the specific details, including the titles and particulars of the initiatives, the manpower and cost involved, and the implementation timetable? If not, what are the reasons and will consideration be given to introducing the initiatives in the future?
- d. What are the permanent establishment and the number of existing staff and vacancies of the information technology unit? Is manpower expected to increase in the coming year? If yes, how many additional posts will be created? What ranks will be involved? Will they be permanent posts? Will they be appointed on civil service terms? If there will be no increase in manpower, what are the reasons?
- e. Has there been any comprehensive review of the effectiveness of the information and technology unit? If yes, what are the results and the specific improvement measures involved? If not, what are the reasons and will a review be conducted in the future?

Asked by : Hon. TAM Wai-ho, Samson



Reply :

- a. The Information Systems and Land Supply Section of Planning Department is responsible for the application and development of Information Systems (IS) and related technology for application in planning. There are 47 civil servants (including seconded staff from the Office of Government Chief Information Officer (OGCIO)), nine Non-Civil Service Contract (NCSC) staff and 12 term contract staff in the Section. All staff in the Section performed IS and related technology applications as well as administration of information technology (IT) projects as part of their normal duties.

The departmental revised expenditure of the Section in 2010-11 is \$38.471 million; and the estimated expenditure in 2011-12 is \$39.85 million. There is a marginal increase of about 3.6% largely due to increase in operating expenses. The departmental expenditure of the Section does not include expenditure on projects funded directly by OGCIO under the block vote of Capital Works Reserve Fund Head 710 Computerisation Subhead A007GX.

- b. Pending the allocation for new initiatives to be funded under Capital Works Reserve Fund Head 710 – Computerisation Subhead A007GX, please see the table below summarising the on-going projects in 2011-12.

<b>Project Title</b>	<b>Project Fee (HK\$ Million )</b>	<b>Target Completion Date</b>
<b>(i) Funding Allocated under Departmental Expenses</b>		
Pilot Project on the Establishment of a 3D Digital City Model	1.29	2011-12
Development of Mobile Web Sites for Planning Department and Town Planning Board Homepages	0.4	2011-12
<b>(ii) Funding Allocated under OGCIO</b>		
3D Engine for Planning Simulation and Options Generation	9.342	2011-12
Electronic Document Management System	9.87	2011-12
Replacement of Obsolete Computers and Network Equipment	7.95	2011-12
Mobile Computing & Site Information System	7.8	2011-12
Mobile Device Security & Information Rights Protection	7.54	2011-12
Upgrade of Obsolete Computer Software	3.966	2011-12

<b>Project Title</b>	<b>Project Fee (HK\$ Million )</b>	<b>Target Completion Date</b>
Workflow Enhancement of Planning Submission and Enforcement Cases Monitoring System	4.98	2012-13
Revamp of Online Outline Zoning Plan Internet/Intranet Services	9.767	2012-13
IT Security Risk Assessment & Audit	2.5	2012-13
Aerial Photograph Information System	5.5	2011-12

- c. There is one project related to the dissemination of information to the public as follows:

<b>Project Title</b>	<b>Project Fee (HK\$ Million )</b>	<b>Target Completion Date</b>
Development of Mobile Web Sites for Planning Department and Town Planning Board Homepages	0.4	2011-12

- d. The number of staff in the Section is stated in (a) above. There is one NCSC vacancy for Multi-media Designer.
- e. We prepare a Departmental IT Plan every year to review the effectiveness of IT projects in meeting our business objectives and set the priority for new IT projects. The IT Plan in 2011-12 has been endorsed in accordance with the established procedure within the Administration.

Signature \_\_\_\_\_

Name in block letters Jimmy C.F. LEUNG

Post Title Director of Planning

Date 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)207**

Question Serial No.

2797

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

With respect to the surveys, study reports, and papers conducted and produced by the Administration for territorial planning strategies and special areas, how many of them were related to the Action Plan for the Bay Area of the Pearl River Estuary? Please advise on the time of completion of these surveys, study reports and papers, the total cost involved and the cost borne by different authorities; and the anticipated amount of expenditure for Hong Kong to pursue the tasks under the Action Plan for the coming year.

Asked by : Hon. TO Kun-sun, James

Reply :

The Study on the Action Plan for the Bay Area of the Pearl River Estuary (the Study) is a regional planning study jointly commissioned by the Governments of Hong Kong, Guangdong and Macao. It focuses on planning concept and seeks for recommendations that will enhance the livability of the Bay Area. A comparative assessment of the existing situation of the Bay Area and its opportunities and challenges has been conducted under the Study. No survey, research report and/or paper conducted for the territorial planning strategies of Hong Kong are related to the Study. The total cost of the Study is RMB15 million, which is equally shared among Hong Kong, Guangdong and Macao. We will pay 30% of Hong Kong's share of the study fee (i.e. RMB1.5 million) within the next financial year.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Jimmy C.F. LEUNG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 16 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)208**

Question Serial No.

3797

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

In 2010, the Administration has reviewed 11 statutory Outline Zoning Plans and also prepared ten Development Permission Area Plans for rural areas previously not covered by any statutory plans. As for enforcement work against unauthorised developments, a total of 2 370 statutory notices, including enforcement notice, reinstatement notice, etc had been issued. In the coming year, how many statutory Outline Zoning Plans and Development Permission Area Plans does the Administration expect to complete their review and preparation work and which districts will be involved? Regarding the enforcement notices issued in 2010, how many of them were prosecuted and how many defendants were convicted? (Please provide a breakdown by district.) How many enforcement notices are expected to be issued in 2011?

Asked by : Hon. TO Kun-sun, James

Reply :

To deliver the policy objective of reducing development intensity where appropriate as pledged in the 2007 Policy Address, the Planning Department has been reviewing the Outline Zoning Plans (OZPs) in a progressive manner. Out of the 109 OZPs currently in force, 58 are without comprehensive development restrictions and are to be reviewed. Out of these 58 OZPs, the Department has since 2007 reviewed a total of 31 and incorporated building height and other development restrictions in appropriate land use zones. The review of the remaining OZPs will be carried out progressively using the resources available.

In 2010, a total of ten Development Permission Area (DPA) Plans were gazetted for rural areas not previously covered by any statutory plans. They include five DPA Plans covering the areas to be released from the Closed Area, one DPA Plan for the Tai O Fringe, and four DPA Plans for sites adjacent to country parks but not yet covered by statutory plans. The Planning Department will continue with the work in this aspect in 2011. Any premature release of the programme of OZPs to be

reviewed and DPA Plans to be prepared in 2011 is considered not appropriate as it will undermine the effectiveness of the intended statutory planning control.

In 2010, a total of 2 370 statutory notices, including enforcement notice, reinstatement notice, etc., involving 332 unauthorised development sites were issued.

While many of the statutory notices have been complied with, prosecution is instigated against non-compliance with the statutory notices upon expiry of their compliance period. The number of notices resulting in prosecution and the number of defendants convicted by district for such notices issued in 2010 are provided below: -

<b>District</b>	<b>No. of Statutory Notices resulting in Prosecution</b>	<b>No. of Defendants Convicted</b>
North	2	0*
Tuen Mun	3	3
Tai Po	1	1
Yuen Long	17	4 <sup>#</sup>

\* *the two defendants pleaded not guilty and trial to be conducted*

# *plea hearing yet to be held for 13 defendants*

Prosecution action against non-compliance with some of the statutory notices issued in 2010 will be instigated, pending the collection of evidence and assessment of the prosecution case. For some enforcement cases, reinstatement notices have been further issued and prosecution will be instigated if the notices are not complied with.

It is estimated that a total of 2 520 statutory notices will be issued in 2011.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Jimmy C.F. LEUNG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)209**

Question Serial No.

3156

Head : 118 Planning Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the employment of non-civil service contract (NCSC) staff, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of NCSC staff	( )	( )	( )	( )
Details of the positions held by NCSC staff				
Total expenditure on salaries for NCSC staff	( )	( )	( )	( )
Monthly salary range of NCSC staff				
• \$30,001 or above	( )	( )	( )	( )
• \$16,001 - \$30,000	( )	( )	( )	( )
• \$8,001 - \$16,000	( )	( )	( )	( )
• \$6,501 - \$8,000	( )	( )	( )	( )
• \$5,001 - \$6,500	( )	( )	( )	( )
• \$5,000 or below	( )	( )	( )	( )
• number of staff with monthly salary below \$5,824	( )	( )	( )	( )
• number of staff with monthly salary between \$5,824 and \$6,500	( )	( )	( )	( )
Length of service of NCSC staff				
• 5 years or above	( )	( )	( )	( )
• 3 – 5 years	( )	( )	( )	( )
• 1 – 3 years	( )	( )	( )	( )
• less than 1 year	( )	( )	( )	( )
Number of NCSC staff successfully appointed as civil servants	( )	( )	( )	( )
Number of NCSC staff failed to be appointed as civil servants	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Percentage of NCSC staff against the total staff in the department	( )	( )	( )	( )
Percentage of staff costs for NCSC staff against the total staff costs in the department	( )	( )	( )	( )
Number of NCSC staff with paid meal break	( )	( )	( )	( )
Number of NCSC staff without paid meal break	( )	( )	( )	( )
Number of NCSC staff working 5 days per week	( )	( )	( )	( )
Number of NCSC staff working 6 days per week	( )	( )	( )	( )

Figures in ( ) denote year-on-year changes

Asked by : Hon. WONG Kwok-hing

Reply :

Information on the employment of full-time non-civil service contract (NCSC) staff is provided below. As the need for and number of NCSC staff fluctuate with changing service needs of the department, we are unable to provide information for 2011-12.

**(a) Number and job nature of NCSC staff**

Job nature	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
Professional	14 (+5)	9 (+7)	2
Technical & inspectorate	12 (0)	12 (-2)	14
General administration	9 (+3)	6 (0)	6
<b>Total:</b>	35 (+8)	27 (+5)	22

**(b) Total expenditure on salary for NCSC staff**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
\$5.2M (-1.4M)	\$6.6M (-0.4M)	\$7.0M

(c) **Salaries of NCSC staff**

Monthly salary	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
\$30,001 or above	8 (+2)	6 (+1)	5
\$16,001 to \$30,000	22 (+5)	17 (+4)	13
\$8,001 to \$16,000	5 (+2)	3 (0)	3
\$6,501 to \$8,000	0 (-1)	1 (0)	1
\$5,001 to \$6,500			
\$5,000 or less			
Less than \$5,824			
\$5,824 to \$6,500			
<b>Total:</b>	35 (+8)	27 (+5)	22

(d) **Length of service of NCSC staff**

Length of services	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
5 years or above	5 (0)	5 (+1)	4
3 years to less than 5 years	3 (+1)	2 (-1)	3
1 year to less than 3 years	17 (+5)	12 (+8)	4
Less than 1 year	10 (+2)	8 (-3)	11
<b>Total:</b>	35 (+8)	27 (+5)	22

(e) **Number of NCSC staff appointed as civil servant**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
0 (-1)	1 (-3)	4



**(f) Number of NCSC staff who failed to be appointed as civil servant**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
0 (0)	0 (-6)	6

**(g) Percentage of NCSC staff against the total staff in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
4.4% (+1%)	3.4% (+0.5%)	2.9%

**(h) Percentage of staff costs for NCSC staff against the total staff costs of the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
1.7% (+0.1%)	1.6% (-0.1%)	1.7%

**(i) Paid meal break for NCSC staff**

Meal break	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
Paid meal break	35 (+8)	27 (+5)	22
Unpaid meal break			
<b>Total:</b>	35 (+8)	27 (+5)	22

**(j) Working days of NCSC staff**

Working days	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of NCSC staff		
5 working days or less per week	32 (+8)	24 (+6)	18
More than 5 working days per week	3 (0)	3 (-1)	4
<b>Total:</b>	35 (+8)	27 (+5)	22

Figures in ( ) denote year-on-year changes

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Jimmy C.F. LEUNG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)210**

Question Serial No.

3157

Head : 118 Planning Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

On engagement of agency workers, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of contracts with employment agencies	( )	( )	( )	( )
Contract sum paid to each employment agency	( )	( )	( )	( )
Total amount of commission paid to each employment agency	( )	( )	( )	( )
Duration of service for each employment agency	( )	( )	( )	( )
Number of agency workers	( )	( )	( )	( )
Details of the positions held by agency workers				
Monthly salary range of agency workers				
• \$30,001 or above	( )	( )	( )	( )
• \$16,001 - \$30,000	( )	( )	( )	( )
• \$8,001 - \$16,000	( )	( )	( )	( )
• \$6,501 - \$8,000	( )	( )	( )	( )
• \$5,001 - \$6,500	( )	( )	( )	( )
• \$5,000 or below	( )	( )	( )	( )
• number of workers with salary below \$5,824	( )	( )	( )	( )
• number of workers with salary between \$5,824 and \$6,500	( )	( )	( )	( )
Length of service of agency workers				
• 5 years or above	( )	( )	( )	( )
• 3 - 5 years	( )	( )	( )	( )
• 1 - 3 years	( )	( )	( )	( )
• less than 1 year	( )	( )	( )	( )
Percentage of agency workers against the total staff in the department	( )	( )	( )	( )
Percentage of expenditure for employment agencies against the total staff costs in the department	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Number of workers with paid meal break	( )	( )	( )	( )
Number of workers without paid meal break	( )	( )	( )	( )
Number of workers working 5 days per week	( )	( )	( )	( )
Number of workers working 6 days per week	( )	( )	( )	( )

( ) denotes percentage of increase or decrease per year

Asked by : Hon. WONG Kwok-hing

Reply :

Excluding services provided under term contracts centrally administered by the Office of the Government Chief Information Officer, Planning Department has not engaged agency workers for the three years from 2008-09 (until the cut-off date of 30 September 2010). We are unable to provide the information for 2011-12 as the need for and the number of agency workers vary over time according to changing service needs.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Jimmy C.F. LEUNG

Post Title \_\_\_\_\_ Director of Planning

Date \_\_\_\_\_ 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
 INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)211**

Question Serial No.

3158

Head : 118 Planning Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

On engagement of “outsourced workers”, please provide the following information:

	2011-12	2010-11	2009-10	2008-09
Number of outsourced service contracts	( )	( )	( )	( )
Total expenditure for outsourced service providers	( )	( )	( )	( )
Duration of service for each outsourced service provider	( )	( )	( )	( )
Number of workers engaged through outsourced service providers	( )	( )	( )	( )
Details of the positions held by outsourced workers (e.g. customer service, property management, security, cleansing and information technology)				
Monthly salary range of outsourced workers				
• \$30,001 or above	( )	( )	( )	( )
• \$16,001 - \$30,000	( )	( )	( )	( )
• \$8,001 - \$16,000	( )	( )	( )	( )
• \$6,501 - \$8,000	( )	( )	( )	( )
• \$5,001 - \$6,500	( )	( )	( )	( )
• \$5,000 or below	( )	( )	( )	( )
• number of workers with salary below \$5,824	( )	( )	( )	( )
• number of workers with salary between \$5,824 and \$6,500	( )	( )	( )	( )
Length of service of outsourced workers				
• 5 years or above	( )	( )	( )	( )
• 3 - 5 years	( )	( )	( )	( )
• 1 - 3 years	( )	( )	( )	( )
• less than 1 year	( )	( )	( )	( )
Percentage of outsourced workers against the total staff in the department	( )	( )	( )	( )

	2011-12	2010-11	2009-10	2008-09
Percentage of expenditure for outsourced service providers against the total staff costs in the department	( )	( )	( )	( )
Number of workers with paid meal break	( )	( )	( )	( )
Number of workers without paid meal break	( )	( )	( )	( )
Number of workers working 5 days per week	( )	( )	( )	( )
Number of workers working 6 days per week	( )	( )	( )	( )

( ) denotes percentage of increase or decrease per year

Asked by : Hon. WONG Kwok-hing

Reply :

The Department uses a wide range of outsourced services, such as office cleansing, security, etc. The requested information is provided below. However, we are unable to provide information for 2011-12 since the need for outsourced services fluctuates with changing service needs of the Department.

**(a) Number of outsourced service contracts**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
3( 0 )	3( 0 )	3

**(b) Total expenditure for outsourced service providers**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
\$0.4M( -20% )	\$0.5M( 0 )	\$0.5M

**(c) Duration of outsourced service contracts**

Duration of service	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of contracts		
6 months or less			
Over 6 months to 1 year	2 (+100%)		
Over 1 year to 2 years	1 (-67%)	3( 0 )	3
Over 2 years			
<b>Total:</b>	3 ( 0 )	3( 0 )	3

(d) **Total number of workers engaged through outsourced service providers**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
6( 0 )	6( 0 )	6

(e) **Work nature of outsourced workers**

Nature of service contracts	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of workers		
Customer services			
Property management			
Security	5( 0 )	5( 0 )	5
Cleansing	1( 0 )	1( 0 )	1
Information technology			
Others (please specify)			
<b>Total:</b>	6( 0 )	6( 0 )	6

(f) **Salaries of outsourced workers**

Monthly salary	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of workers		
\$30,001 or above			
\$16,001 to \$30,000			
\$8,001 to \$16,000			
\$6,501 to \$8,000	6( 0 )	6( 0 )	6
\$5,001 to \$6,500			
\$5,000 or less			
Less than \$5,824			
\$5,824 to \$6,500			
<b>Total:</b>	6( 0 )	6( 0 )	6

**(g) Length of service of outsourced workers**

Information is not available as the outsourced workers were employed by the outsourced service providers.

**(h) Percentage of outsourced workers against the total staff in the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
0.8% ( 0 )	0.8% ( 0 )	0.8%

**(i) Percentage of expenditure for outsourced service providers against the total staff costs of the Department**

2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
0.1% ( 0 )	0.1% ( 0 )	0.1%

**(j) Paid meal break for outsourced workers**

Information is not available as the outsourced workers were employed by the outsourced service providers and whether meal break was paid or not was governed by the employment contract between the two parties.

**(k) Working days of outsourced workers**

Working days	2010-11 (as at 31.12.2010)	2009-10 (as at 31.3.2010)	2008-09 (as at 31.3.2009)
	Number of workers		
5 working days or less per week	1( 0 ) <sup>@</sup>	1( 0 ) <sup>@</sup>	1 <sup>@</sup>
More than 5 working days per week	5( 0 )	5( 0 )	5
<b>Total:</b>	6( 0 )	6( 0 )	6

<sup>@</sup> One security guard working on a part-time basis.

( ) denotes percentage of increase or decrease per year



Signature \_\_\_\_\_

Name in block letters Jimmy C.F. LEUNG

Post Title Director of Planning

Date 18 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)212**

Question Serial No.

1396

Head :701 Land Acquisition

Subhead (No. & title) :

1035CA Special ex-gratia payments in relation to the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link

1100CA Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The revised estimate for Head 701 for 2010-11 is \$1,559,630,000 as against the original estimate of \$2,635,210,000. According to the breakdown, the decrease is mainly attributed to the revised estimates in special ex-gratia payments in relation to the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (1035CA) and compensation and ex-gratia allowances in respect of projects in the Public Works Programme (1100CA). In this connection, please provide the following information:

- (a) The reasons for the decrease in estimates of the two items;
- (b) The latest progress of the work of 1035CA and 1100CA; and
- (c) Efforts will be made by the Administration to expedite the work of 1035CA and 1100CA.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) The actual approved special ex-gratia payments under 1035CA in relation to the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link are within the approved original estimate. The decrease in the estimate of 1100CA is mainly due to the deferred payments of ongoing unsettled claims from 2010-11 to 2011-12.

- (b)&(c) The special ex-gratia payments under 1035CA have all been offered to the affected clearerees. The works of the various public projects under 1100CA are progressing according to the scheduled programmes of the project departments and compensation payments will continue to be made in accordance with the relevant statutory provisions.

Signature \_\_\_\_\_

Name in block letters \_\_\_\_\_ Miss Annie TAM

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

Date \_\_\_\_\_ 17 March 2011

Examination of Estimates of Expenditure 2011-12  
**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**Reply Serial No.**

**DEVB(PL)213**

Question Serial No.

1054

Head : 707 - New Towns and Urban Area  
Development  
Hong Kong Island and Islands  
Development  
Infrastructure  
Civil Engineering - Land  
development

Subhead (No. & title) :  
7677CL Wan Chai development  
phase 2, engineering  
works

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The Administration stated that the approved project estimate of “Wan Chai development phase 2, engineering works” is \$4,642.7 million, whereas the actual expenditure is only \$37.998 million up to 31 March 2010 and the estimated expenditure in 2011-12 is only \$653.2 million plus. What is the time table for using the remaining \$3,951.4 million plus? How can the progress of works be expedited?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The construction of the project commenced in December 2009 and is scheduled to complete in 2017. We expect to spend \$480 million in 2010-11 and another \$653.277 million in 2011-12 under the project. As the works concerned are very complicated, involving substantial reprovisioning of existing facilities on the waterfront, the current progress of construction is considered satisfactory. According to the current programme, the remaining expenditure will be incurred from 2012-13 to 2018-19.

Signature

Name in block letters

Post Title

Date

C K HON

Director of Civil Engineering and Development

17.3.2011